



WALNUT TREE COTTAGE

HIGH STREET ♦ SOUTH MORETON ♦ OXFORDSHIRE

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READING - 16 miles ♦ NEWBURY - 10 miles ♦ OXFORD - 17 miles
♦ M4 at Theale (J12) - 14 miles ♦ M40 at Lewknor (J6) - 15 miles ♦ HEATHROW - 44 miles ♦
WALLINGFORD - 2.5 miles ♦ HENLEY on THAMES - 15 miles ♦
DIDCOT - 3 miles (London Paddington Approximately 40 minutes from Didcot)
(Distances and times approximate)

Enjoying a relaxing ambience and outlook, the setting is simply delightful, being idyllically located in a most desirable location within the quiet heart of this quintessential English village, privately situated in delightfully mature gardens and grounds of approximately 0.11 of an acre, yet just a short drive from the market town of Wallingford, or Didcot, with its mainline railway station, providing direct access to London Paddington within approximately 40 minutes.

A delightful period yet contemporary cottage, originally dating from the later 1600's, listed Grade II, affording more recently modernised and refurbished accommodation of considerable character and space, extending to approximately 1,700 sq ft, with a wealth of historic architectural features blended seamlessly with more modern and contemporary notes, together with cultivated grounds, and clear potential for both further adaptation and enlargement, to suit one's own requirements.

Careful planning and attention has been provided to combine modern open plan living with that of a rather more traditional nature also, whilst embracing the delightful mature gardens and grounds and encapsulating an al fresco lifestyle, providing for an exquisite family home.

♦ An Exquisite Period Family Residence Of Striking Architectural Design Extending To Approximately 1,700 Sq Ft Set In Approximately 0.11 Of An Acre

♦ Rear Hall
♦ Cloakroom
♦ Sitting Room With Fireplace

♦ Quintessential English Village Setting Within Close Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Approximately 40 Minutes

♦ 2 Separate Landings
♦ 4 Bedrooms Part-Vaulted With Beams
♦ Family Bathroom
♦ Family Shower Room

♦ Entrance Lobby

♦ Kitchen

♦ Dining Room

♦ Snug / Family Room With Inglenook Fireplace

♦ In All Approximately 1,700 Sq Ft Internally

♦ Beautifully Landscaped Gardens & Grounds Of Approximately 0.11 Of An Acre



SITUATION

The villages of North & South Moreton lie in a flat plane between the towns of Wallingford on Thames and Didcot, overlooked by Wittenham Clumps and Blewburton Hill to the south. The surrounding countryside is designated an area of 'Outstanding Natural Beauty' and both villages have avoided any obtrusive development and remain largely unspoilt.

South Moreton, the larger of the two villages, contains many traditional brick and timbered thatch cottages of great antiquity, the oldest dating back to the 14th century. The church of St John dates from the 13th and 14th centuries, although it has Norman walls and clear marks of a Saxon west door. Nowadays the village retains its essentially rural environment, with a bounty of extensive walks on one's doorstep, yet duly enjoys good road communications such as the M4, M40, and A34 all within easy reach, and with a mainline station at Didcot providing commuter services up to London (Paddington) within approximately 40 minutes, as well as for Oxford. The village boasts a primary school with an excellent reputation and a

village green with children's play equipment adjacent, a community owned local pub, The Crown, is highly regarded for its fine fare, and South Moreton Boxing Club, which serves as a multi discipline training gym to the public is also very popular locally indeed.

In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within South Moreton itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

N.B. Crossrail services are scheduled to be commencing from Reading in due course, which together with the electrifying of the line will significantly improve travelling times to Paddington and central London destinations.



PROPERTY DESCRIPTION

Walnut Tree Cottage is believed to date from the late 1600's, listed Grade II, being of great historical and architectural importance, being a very appealing traditional period cottage with part whitened brick infill panels and beamed elevations and part timber boarded barn style elevations, under a pitched thatched hipped roof, which has only recently been newly done along with the gas central heating system.

In more recent years, the cottage has undergone a thorough and tasteful refurbishment programme, affording modernised accommodation which is both light and airy, extending internally to approximately

1,700 sq ft, affording 3 reception rooms, 4 bedrooms, and 2 bathrooms, detailing a high quality note throughout, with an abundance of character features such as wall and ceiling beams, 2 staircases and landings, fireplaces to main reception rooms, and traditional ledged and braced doors. More contemporary features throughout seek to both compliment and enhance the cottages historic origins, whilst creating a most stunning home, which sits privately in its delightful mature gardens and grounds, wholly embracing outside living to inside living within a period ambience not often afforded, whilst still affording would be buyer clear potential for both adaptation and enlargement of the existing accommodation, should one wish to do so, and as a consequence the property should be viewed to be fully appreciated.



OUTSIDE

The cottage is privately situated within the quiet heart of the village, siding on to the high street, with the property as a whole nestling behind tall clipped hedging, with a wide and deep gravelled driveway offset to one side across the frontage. Picture perfect, the approach and vista afforded by the cottage truly are a great representation of quintessential English period ambience.

A patio terrace spans across part of the cottage, with doors off both the kitchen and sitting room opening

out on to the terrace, perfect for inside outside living and 'Al Fresco' dining. The gardens are laid mainly to lawn, and wrap their way around the cottage on two sides, with mature hedging and colourful planting affording a private and mature outlook to be enjoyed.

Both private and delightfully attractive, the gardens and grounds are the subject of much care and attention, and truly offer a wonderful lifestyle, which will be evident upon viewing, and in all, extend to approximately 0.11 of an acre.




Walnut Tree Cottage, High Street, South Moreton, OX11 9AG

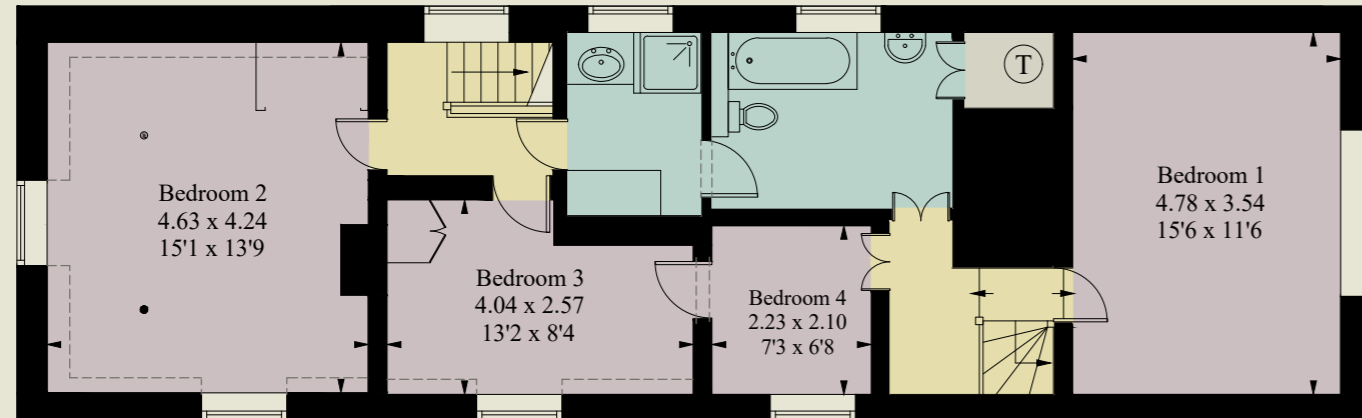
Approximate Gross Internal Area = 153 sq m / 1646 sq ft

Limited Use Area = 5 sq m / 53 sq ft

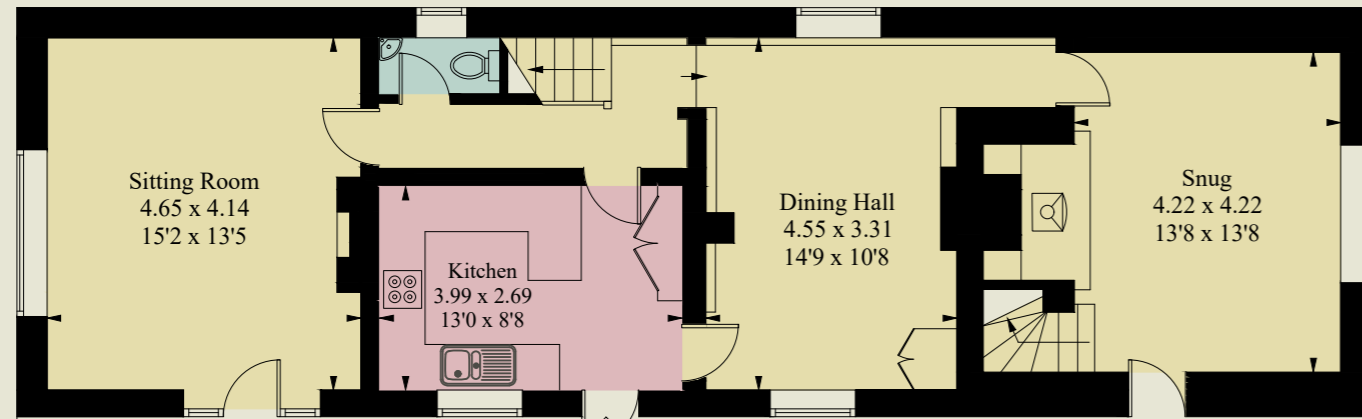
Total = 158 sq m / 1700 sq ft



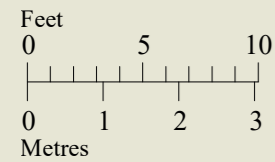
 = Reduced head height below 1.5 m



First Floor



Ground Floor



CREATESPACE DESIGN ref 157

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains electricity, water, gas, and drainage are connected to the property. Gas fired central heating and hot water.

Postcode: OX11 9AG

Local Authority: South Oxfordshire District Council

Telephone: 01235 422 422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames turn left and proceed down the High Street, cross over the River Thames and on reaching the traffic lights at Streatley-on-Thames High Street, turn right for Wallingford on to the A329, and then the next left, on to The Wantage Road / A417. Proceed for a few miles, taking a right turning to Aston Tirrold. Drive through Aston Tirrold, taking a right at the village pub, then straight on for a further couple of miles, upon reaching South Moreton, drive through the village, and half way along the high street, the cottage will be found off on the right hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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