



Grange Barn

Moulsford, Oxfordshire



A delightful period house with 230ft of direct river Thames frontage.

Wallingford 4 miles, Goring 2.5 miles (trains to London Paddington from 45 minutes),
Didcot Parkway 9 miles (trains to London Paddington from 38 minutes), Pangbourne 5.5 miles, Henley-on-Thames 15 miles,
Oxford 18 miles, Heathrow airport 41 miles, London 56 miles.
(Distances and times approximate).



5

2

5

Summary of accommodation

Reception hall | Drawing room | Kitchen/breakfast room | Sitting/dining room | Library | Study | Garden room
Conservatory | Laundry room/second kitchen | WC | Cellar

Principal bedroom with dressing area and en suite bathroom | Four further bedrooms | Family bathroom

Garden and Grounds

Detached double garage with studio flat over | Formal and lawned gardens | Ample parking
230 ft of river Thames frontage | Wet dock | Two moorings | Slip way | Crown pavilion | Pond

In all about 1.1 acres

Situation

Times and distances are approximate



Central London, the M25 motorway and Heathrow Airport are easily accessible via the M40 (J6) and M4, each less than half an hour away



There is a good commuter rail service from Didcot, Goring and Cholsey stations to London from around 45 minutes



The pretty nearby market town of Wallingford has an excellent range of shops and recreational facilities. Henley-on-Thames, Oxford and Reading are also within easy reach



Moulsford Preparatory School, Cranford House School at Moulsford, The Oratory at Woodcote, Bradfield and Pangbourne College as well as St Helen and St Katharine School for girls in Abingdon, Abingdon School, Oxford schools include The Dragon, Headington School for girls, St Edwards, Summerfields, and Radley College.



The river frontage and boating opportunities at this property are outstanding.



Moulsford is tucked away in between the Downs and the Chilterns, on the longest reach of the river Thames. There is excellent walking and riding on the extensive network of footpaths and bridleways, including the Thames Path, part of the Ridgeway walk, passing nearby.



Goring and Streatley Golf Club
Huntercombe



Ascot
Windsor
Newbury



Grange Barn

Grange Barn is situated in the village of Moulsford, tucked away in between the Downs and the Chilterns, on the longest reach of the river Thames. The area is steeped in literary history, from the Wind in the Willows to Three Men in a Boat. Across the river lies a floodplain providing uninterrupted countryside and a wonderful outlook, teeming with wildlife.

Grange Barn has well-proportioned reception rooms and five bedrooms arranged over two floors, offering extensive yet flexible family and entertaining accommodation. The house was originally converted by the Bosher family for their own use and this is only the second time of coming to the market.

The house is entered through the front door into the entrance hall which leads to the music room, with fireplace, on to the garden room and library, as well as the study and principal drawing room, with its open fireplace. The fabulous family kitchen with central island, AGA, larder and window seat has steps down to an everyday sitting/dining area with bifolding doors and a separate conservatory, all enjoying magnificent views over the gardens and river. There is also an excellent, large secondary kitchen/laundry room and separate WC on the ground floor, as well as access to a good-sized cellar.

The principal bedroom suite with its dressing area, and ensuite bathroom is positioned at the eastern end of the house, taking full advantage of the views, with the main part of the house comprising four further bedrooms and a family bathroom.







Outside

Grange Barn is approached by a long driveway, passing the neighbouring property, culminating at a large gravel parking area. To the rear of the house is the walled garden with lawns and herbaceous borders, as well as a separate fenced off vegetable garden.

The majority of the south facing gardens are lawned, down to the river Thames, with mature trees including an impressive copper beech. Within the grounds are the ornamental pond and water feature with flowing circulated water from below the gravel terrace, which has a Crown Pavilion on, a lovely garden room with folding sides seating areas, pizza oven and wine fridge.

The lower lawn area leads to a further paved terrace alongside the river as well as the wet dock and space for mooring two boats, as well as a slipway. Grange Barn is a unique property on this stretch of the river Thames, as the gardens enjoy fabulous uninterrupted views not only across the river but also down the river.

Directly to the side of the house, is a double car garage with a studio flat above, with shower room on the ground floor.



FLOORPLANS

Approximate Gross Internal Floor Area

House: 372 sq.m. / 4,004 sq.ft.

Studio: 36 sq.m. / 388 sq.ft.

Garage: 30 sq.m. / 323 sq.ft.

Total: 438 sq.m. / 4,715 sq.ft.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Services:

Electricity and water. Gas central heating and private drainage.

Tenure:

Freehold.

Local Authority:

South Oxfordshire District Council

Council Tax:

Band G

EPC:

Band D

Postcode:

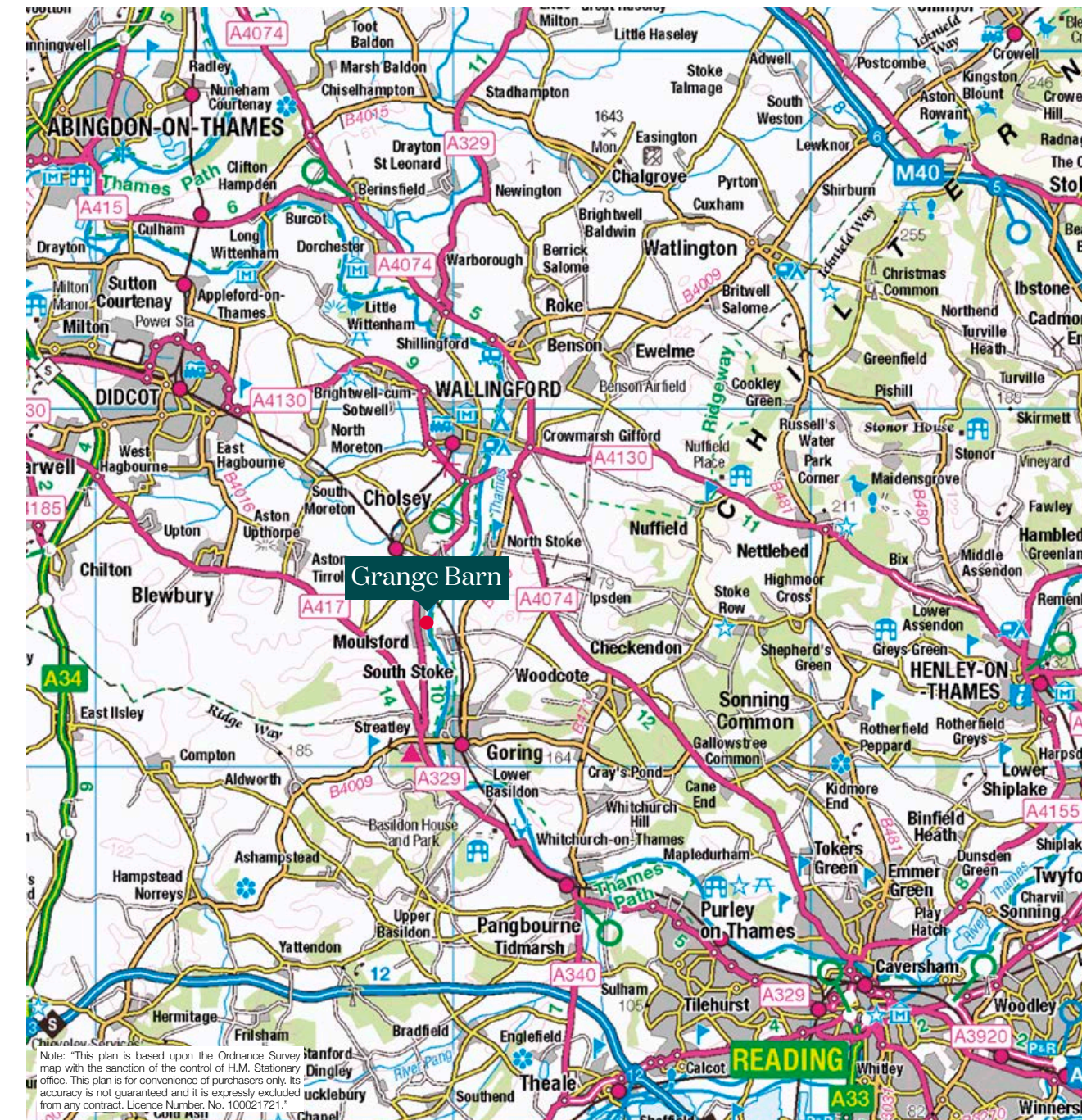
OX10 9JD

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Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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