



**Meadow Close, Moulsoford, Wallingford OX10 9JL**



**Welcome to**

## **Meadow Close, Moulsoford, Wallingford**

A spacious and extended home, both inside and out offering three reception rooms, range of timber outbuildings and a double detached garage offering work from home office space and workshop or car storage. The property also offers further scope to enlarge(stp). Located in this peaceful cul de sac within the highly regarded South Oxfordshire Thames side village of Moulsoford and surrounding countryside just a short walk away. The flexible accommodation arranged over two floors comprises: entrance hall, 25ft sitting room, 23ft open plan kitchen dining room, conservatory, two ground floor double bedrooms and shower room. The first floor landing gives access to, two double bedrooms both with en-suite bathrooms and built in storage. Outside the front is a large brick block driveway with ample for 6-8 vehicles and a large gravelled front garden, electric car point and five bar gate leading to the double detached garage and further parking. The rear garden has also been landscaped in gravel and patio areas for ease of maintenance and leads to the 20ft cabin/office, second timber workshop and further storage.

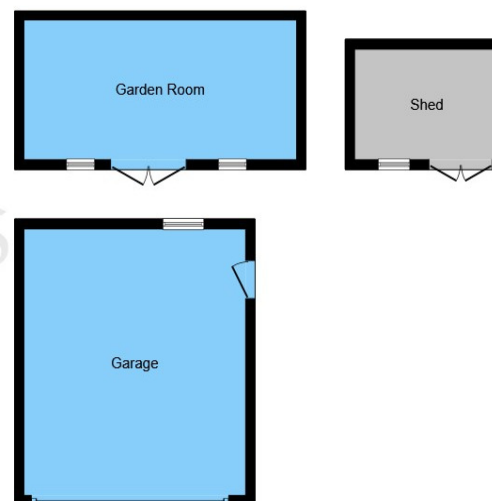




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Porch**

**Entrance Hall**

**Sitting Room**

25' 4" x 13' 6" narrowing to 11' 5" ( 7.72m x 4.11m narrowing to 3.48m )

**Kitchen/Dining Room**

23' 5" x 12' 5" ( 7.14m x 3.78m )

**Conservatory**

11' 4" x 8' 7" ( 3.45m x 2.62m )

**Bedroom**

12' x 10' ( 3.66m x 3.05m )

**Bedroom**

11' 6" x 10' 1" ( 3.51m x 3.07m )

**Shower Room**

**Landing**

**Bedroom**

13' 7" x 12' 2" narrowing to 10' 6" ( 4.14m x 3.71m narrowing to 3.20m )

**En-Suite Bathroom**

**Bedroom**

14' 5" x 17' 5" narrowing to 10' 3" ( 4.39m x 5.31m narrowing to 3.12m )

**En-Suite Bathroom**

**Outside**

**Double Garage**

18' 3" x 16' 4" ( 5.56m x 4.98m )

**Log Cabin**

20' 2" x 9' 7" ( 6.15m x 2.92m )

**Timber Workshop**

10' 8" x 7' 7" narrowing to ( 3.25m x 2.31m narrowing to )

**Front Garden & Large Driveway**

**Enclosed Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Welcome to

### Meadow Close, Mouldsford, Wallingford

- Spacious Detached Family Home
- Three Outbuildings
- Three Reception Rooms
- Four Double Bedrooms
- Three Bathrooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

## £725,000

Mouldsford is a charming village beside the River Thames, just north of Streatley and south of Wallingford. The village has two private schools - Cranford House School and Mouldsford Preparatory School, with a range of other private schools within driving distance. Close by is The Beetle & Wedge Riverside Inn & Restaurant, from which the Thames Path can be accessed with miles of walking and boating on the Thames. Goring-on-Thames and Cholsey offer a mainline railway station with direct access to Reading, Oxford and London Paddington. The M4 junction 12 and the M40 J8 are both within easy access.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLF104965 - 0003

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