

WE VALUE



YOUR HOME



St Lucians Lane, Wallingford  
Offers Over £1,500,000



Welcome to 'Springwater'... Located along a private road in the historic market town of Wallingford, this riverside residence doesn't just offer you a home, it offers an idyllic lifestyle. Detached and with an enviable floor area, this stunning one-off property comes with its own private mooring and a boat store within the basement. The open plan living space opens up along the whole rear elevation to the south-east facing deck and garden beyond which leads down to the river, providing an amazing entertaining space for summer parties and boating on the Thames. With a flexible bedroom configuration, two en-suites and a family bathroom, an office/snug, gym and utility, as well as off-street parking for four vehicles and generous cellar storage, this is a house you'll be proud to call home for years to come.





- STUNNING DETACHED RESIDENCE WITH PRIVATE MOORING
- OPEN PLAN LIVING / ENTERTAINING AREA
- FLEXIBLE BEDROOM LAYOUT WITH TWO EN-SUITES
- BI-FOLDING DOORS OPENING THE WIDTH OF THE REAR ASPECT
- SOUTH-EAST REAR GARDEN WITH VIEWS OF THE RIVER THAMES
- OFFICE/SNUG, GYM, UTILITY & CLOAKROOM
- LOWER BASEMENT WITH WINE STORE, CELLARS ROOMS & BOAT STORE
- OFF-STREET PARKING FOR UP TO FOUR VEHICLES
- UNDERFLOOR HEATING TO GROUND FLOOR AND FIRST FLOOR
- NO ONWARD CHAIN



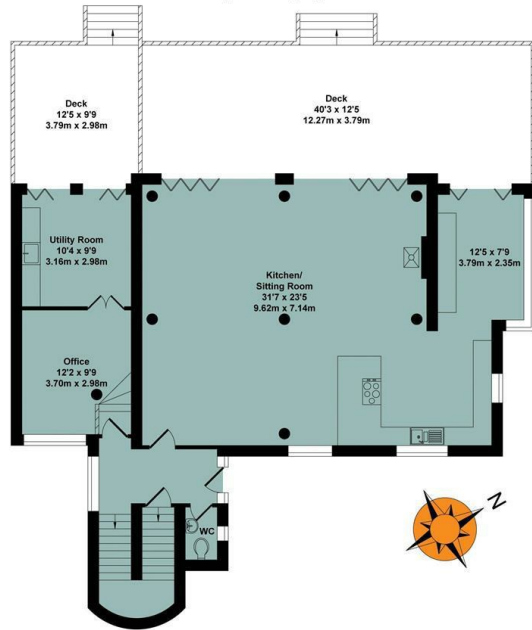
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-34) <b>E</b>		
(21-38) <b>F</b>			(21-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Graph



## Floor Plan

Ground Floor  
Approx. Floor  
Area 1138 Sq.Ft.  
(105.70 Sq.M.)

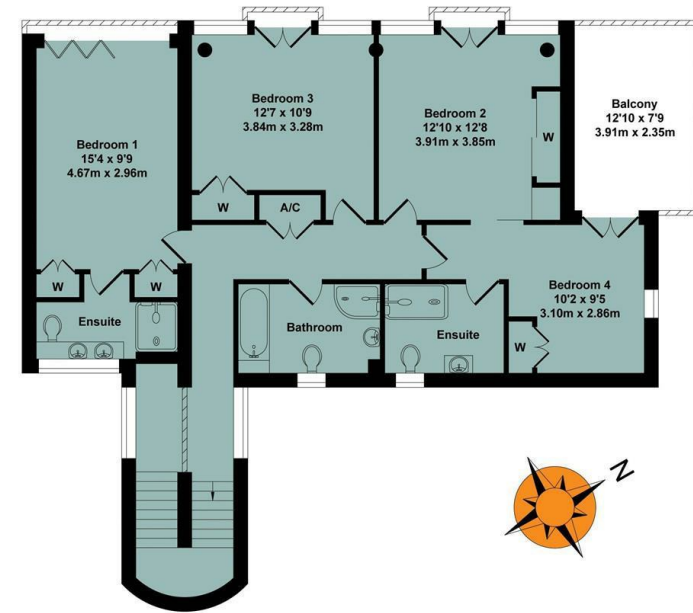


Total Approx. Floor Area 1138 Sq.Ft. (105.70 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Floor Plan

First Floor  
Approx. Floor  
Area 995 Sq.Ft.  
(92.40 Sq.M.)



Total Approx. Floor Area 995 Sq.Ft. (92.40 Sq.M.)

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## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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