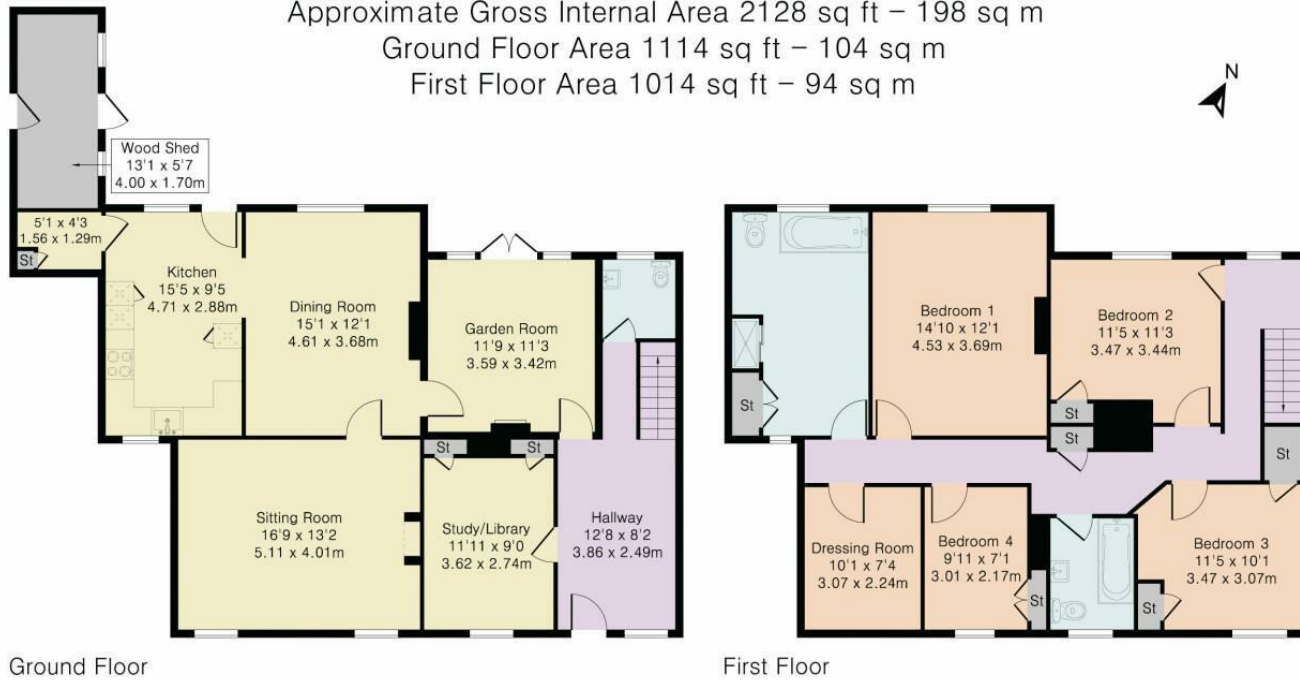




Approximate Gross Internal Area 2128 sq ft – 198 sq m
 Ground Floor Area 1114 sq ft – 104 sq m
 First Floor Area 1014 sq ft – 94 sq m



Guide Price
£795,000

4 Church Lane, Wallingford

In the heart of Wallingford, a beautifully presented historic house with garden, garage and parking, within a level walk of all shops.

- Historic Grade II Listed
- Centre of Wallingford
- Quiet location
- Gardens to front and rear
- Period features throughout
- Three reception rooms
- Four bedrooms
- Garage and private parking

Historic cottage in the heart of the town

- 📍 Wallingford town centre
- 📍 Oxford 13 miles
- 📍 M40 (j6) 11 miles
- 📍 Didcot station 5 miles
- 📍 London 48 miles
- ✈ Heathrow 33 miles



Falcon Cottage

This remarkable period house is located in the heart of Wallingford, a bustling market town in Oxfordshire and one of the oldest towns in England. This beamed period house is peaceful and quietly secluded. Listed Grade II as being of special historical and architectural interest, Falcon Cottage was built as an ale house called The French Horn in 1725. The building was extended in 1750 and became a family home known as Falcon Cottage in the 20th century. It has been carefully restored and updated in the last ten years by the current owners and is now a spacious comfortable home with exposed honey-coloured timbers, wide-planked floorboards and plenty of natural light from the south-facing windows.



There is a spacious entrance hall and four reception rooms including a charming sitting room with inglenook fireplace, a dining room with a wood burning stove, a garden room with doors to the courtyard and a library study. The kitchen has been updated and there is an attractive limestone floor. Beneath the spacious dining room is a large cellar and dry storage space. Upstairs there are four generous bedrooms with vaulted ceilings, (one has been divided into a sewing-room and dressing room). The master bedroom adjoins a large bathroom with a separate shower and there is a second bathroom.

Upstairs there are four generous bedrooms with vaulted ceilings, (one has been divided into a sewing-room and dressing room). The master bedroom adjoins a large bathroom with a separate shower and there is a second bathroom. All the timbers in the walls and ceilings have been restored to their attractive original state and the house has been sensitively refurbished as an attractive period property with all modern conveniences.



Outside

At the front of Falcon Cottage is a charming gravel garden, filled with spring flowering bulbs, perennial bushes and topiary shrubs. There is a quiet private walled garden with herbaceous borders packed with traditional cottage garden plants. It is a suntrap with a dining area under the elegant gazebo, perfect for al fresco meals or evening drinks. A paved-way leads to the garage and a large room with a tv point and potential as a gym or storage area. The garage and additional parking space is accessed via Church Lane. Raised vegetable beds and watering points extend across the end of the parking area.



Location

The ancient Anglo-Saxon town of Wallingford is a vibrant market town, located on the River Thames, between Oxford & Henley-on-Thames and on the edge of the Chiltern Hills. Falcon Cottage is located in the centre with easy access to Waitrose supermarket, a good choice of shops, pubs, antique shops, restaurants and coffee bars. There are weekly local and monthly farmers' markets. The Corn Exchange is home to a cinema and a theatre whose theatrical company, the Sinodun players, was founded by Dame Agatha Christie who lived in the town for 40 years until her death in 1976. There is an excellent choice of both state and private schools nearby, as well as good access to both the M40 and M4 motorways, with the nearest mainline station at either Cholsey or Didcot to Paddington in 55 minutes.

Services

All mains connected, gas fired central heating. Council Tax Band: F. EPC Exempt due to Listing.

Directions

What3words: ///besotted.fantastic.paddlers Post Code: OX10 0DX.
Access for viewings: please park in the Waitrose car park, furthest from the entrance, and walk a few yards through the path that leads to Church Lane. Falcon Cottage is the first house on the left.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.