



Guide Price
£1,900,000

Oakley Court, Wallingford

A large family house with rural views and shared meadow land.

- Detached House
- Located on a small Private Estate with shared meadow
- Exceptional rural views
- 5 Bedrooms
- 5 bathrooms
- 37' Kitchen breakfast room
- 39' Living room
- Garaging and gym
- Chain free

A spacious 5-bedroom family house in quiet, yet well-connected, location,

- Wallingford 3 miles
- Henley-on-Thames 9 miles
- Reading 14 miles
- Cholsey Station 5 miles
- London 46 miles
- Heathrow Airport 32 miles



Hunt House

This substantial detached house occupies a private position of about 0.5 acre within Oakley Court, fronting onto the green with spectacular rural views over fields and to the beautiful valley beyond.

The accommodation is arranged over two floors, stepping into the entrance hall which connects all the principal rooms, there is an immediate feeling of light and space. The living room is split level to create a dining area and separate sitting area around the open fireplace with dual aspect windows bringing in those wonderful views. The kitchen is a particularly fine feature of the house - with a vaulted ceiling, this generous room has a luxurious kitchen built around a central island. Beyond is the dining area with a wood burning stove. there are glazed doors out to the garden and terrace.

Also on the ground floor is a family room, study, cloakroom, a shower room and separate utility/boot room,

Upstairs, there are three bedroom suites, the fourth and fifth bedrooms and a family bathroom. The principal suite has floor to ceiling windows to take in the rural views, creating a spectacular room. All the bedrooms are generously proportioned.

Outside

Hunt House is in a tucked away corner location and sits in the middle of its plot. A private lane gives access to the two separate driveways; the first in front of the house and the second to the side which accesses the further parking area and garages. The garden and grounds are well maintained, mainly laid to lawn with a large covered patio terrace stepping out from the kitchen. The garden has a south-easterly aspect and has zoned areas of planting to create privacy and enjoy the views of the fields and woodland beyond. There is garaging and an attached gymnasium.

Situation

Oakley Court is a unique collection of properties converted and built on the site of an old school, surrounding a beautiful and extensive flower meadow, giving residents shared ownership of this superb space to enjoy, right on the doorstep.



There is also a further option for residents to have an allotment on land immediately abutting the main development.

Nestled in this tranquil spot at the foot of The Chiltern Hills, the location has direct access to wonderful walks and riding on the myriad of footpaths and bridleways close by and also some fine pubs and eateries to walk to, including The Nettlebed Creamery and the King William IV pub, itself a firm favourite for walkers and riders with its magnificent view

The larger centres of Reading and Oxford are easily accessible by road and there are stations for London Connections at nearby Cholsey and Goring. There are boating and marina facilities on the Thames at nearby Wallingford and Benson Lock. Also nearby are some excellent local and private schools, including The Oratory Prep, Moultsford and Cranford House.

Services

Mains services: Electricity and water. Oil Fired Central Heating. Private drainage.
Oakley Court Resident Association annual fee circa £1500 p.a.
Council Tax: South Oxfordshire District Council. Tax Band H. EPC Rating: D.

Directions

Post Code: OX10 6QH What3Words: ///seriously.array.curious

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.