

PROPERTY AGENTS

**JP** Knight



High Street, Wallingford OX10 0BP



## High Street, Wallingford

A delightful Grade II listed period cottage, believed to date from the 16<sup>th</sup> Century with Victorian and more recent additions, it is set in the centre of the town and features a south facing garden along with garage and parking to the rear.

The charming accommodation includes exposed beams, timbers and brickwork. There are 2 double bedrooms and bathroom to the 1<sup>st</sup> floor, downstairs a sitting room with fireplace and log stove, stairs to a basement room and a 17' x 15' kitchen/breakfast room opening to the garden.



## Tenure - Freehold

### Accommodation

The property has gas central heating to radiators.

Entrance Hall with wall timbers.

Sitting Room: 15'1 x 13'1 A cosy room with beamed ceiling and wall timbers, bressummer beam fireplace with log stove, twin sash window to the front, wall timbers, 2 radiators, stairs to both landing and basement.

Basement Room: 14'6 x 8'11 Beamed ceiling with down lighters, bookshelves, wood style floor, vent fan.





Kitchen/Breakfast Room: 17'2 x 15'5 (L-shaped) Fitted with a range of storage cupboards, worktops, Belfast sink, gas cooker, appliance spaces, French doors to garden and windows to the garden. Terracotta tiled floor, exposed brickwork, 2 radiators, gas boiler and fitted pine shelving unit.

Stairs to First Floor Landing: Wall timbers.

Bedroom 1: 11'8 x 10'10 Sash window to the front, feature cast iron fireplace, airing cupboard and wardrobe flank the chimneybreast. Loft access.

Bedroom 2: 10'10 x 10'9 Window to the rear, radiator, exposed brick and wall timbers, shelving.

Bathroom: Fitted with a white 3-piece suite, tiling, panelled dado, radiator and window.

Outside

Garage: 17'6 x 8' Electric up/over door. Set at the end of the garden approached from the Thames St. car park (with a charge of £375 per annum for access).

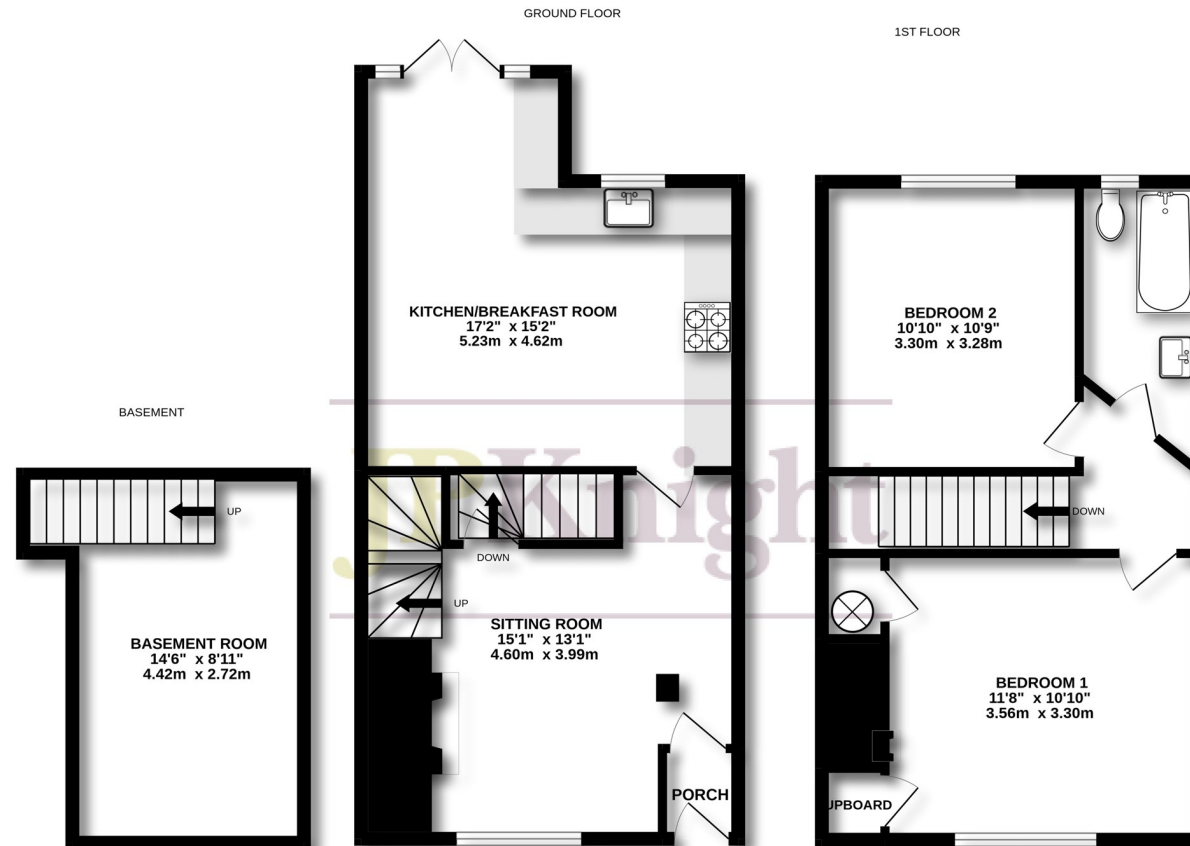
The garage is open at the rear leading to a further paved parking area.

Rear Garden: Extending to approx. 55' it faces due south. Steps from the house lead to an area of paving with established flower and shrub borders, enclosed by brick and a knapped flint wall.



**Directions:**

Turn right from our offices into St Martins Street, turn right at the traffic lights into the High Street, the property will be found along on the right.



**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 1020sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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