

PROPERTY AGENTS

JPKnight



Chalmore Gardens, Wallingford OX10 9EP



Chalmore Gardens, Wallingford

In an idyllic location just to the south of the town; a spacious detached family home with fabulous grounds of just under half an acre extending to the banks of the River Thames including a mooring.

Accommodation comprises three bedrooms, two bathrooms, an open plan living/dining room, separate kitchen, conservatory, and cloakroom. There is also a secluded west facing garden, extensive driveway and 20'0 garage.

Coming to the market for the first time in over 40 years this property is in a unique setting on a private road with spectacular river views and yet is within walking distance of the town centre amenities, shops and restaurants.

Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

Accommodation

Entrance Hall: Wood floor, under stair cupboard, radiator, stairs to landing.

Kitchen: 13'6 x 9'10 Double aspect with door to garden, range of storage units and worktop, space for appliances, radiator, tiled floor.

Living Room: 16'8 x 11'8 Sliding door to front with river views and window to side, fireplace with gas fire, marble surround and hearth and wooden mantel, two radiators. Open to:

Dining Room: 20'0 x 16'0 Wood floor, three radiators.

Conservatory: 19'11 x 9'7 Brick base with glazed surround and French doors to garden.





Stairs to Landing: Window to rear, storage cupboard, loft access.

Bedroom 1: 19'10 x 11'11 Double aspect, two fitted wardrobes, two radiators.

Bedroom 2: 13'8 x 9'11 Window to rear, fitted furniture, radiator.

Ensuite Shower Room: White two-piece suite including shower and WC, tiling, radiator.

Bedroom 3: 13'7 x 7'8 Window to front, fitted wardrobe, pull down bed, storage cupboard.

Shower Room: Window to rear, white three-piece suite including large walk-in shower, tiling, radiator.

Outside

To the front a long gravel drive leads to the property and is flanked with established lawns leading to the garage. A further east facing large area of lawn lined with willow trees extends on the other side of the road leading to river frontage with mooring.

Garage: 20'0 x 13'0 Electric up and over door, two windows, light and power.

The secluded west facing rear garden has a paved patio leading to a mature lawn interspersed with fruit trees and flanked with mature shrubs, two storage sheds, timber fence boundary and gated access to the front.



Directions

Turn left from our offices into St Martin's Street, follow this into St Mary's Street, through St Leonards Square then take the 2nd left into St Lucian's Lane. At the end turn right into Chalmore Gardens, the property is the along on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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.



Approximate Gross Internal Area
 Ground Floor = 87.7 sq m / 944 sq ft
 First Floor = 77.3 sq m / 832 sq ft
 Garage = 21.4 sq m / 230 sq ft
 Total = 186.4 sq m / 2,006 sq ft

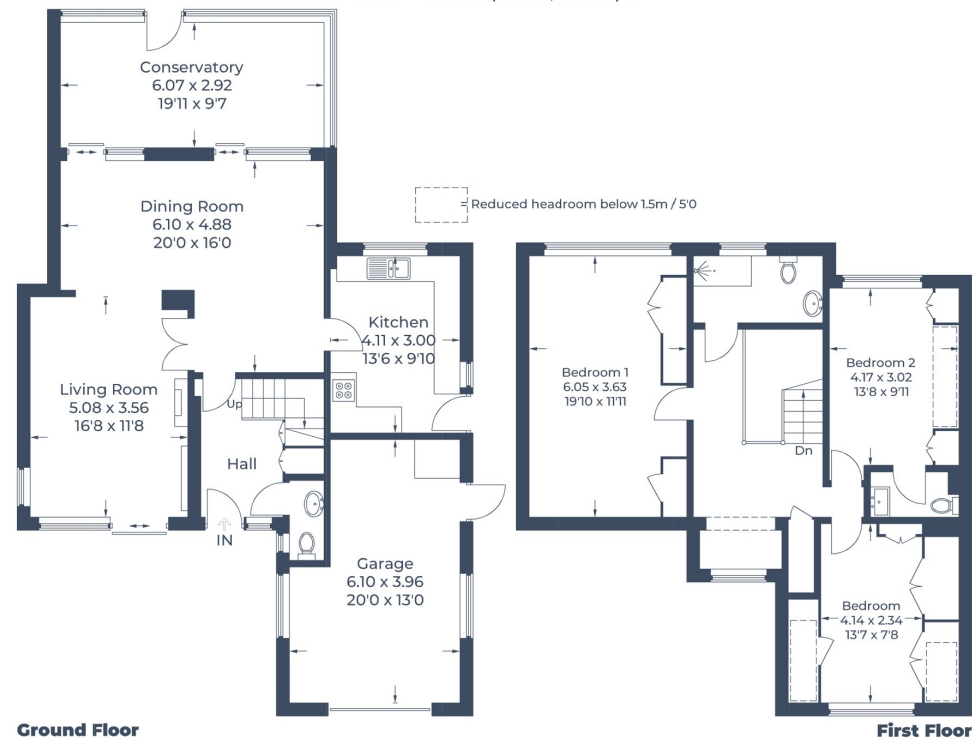


Illustration for identification purposes only, measurements are approximate, not to scale.
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