



St Leonards Square, Wallingford OX10 0AR



## St Leonards Square, Wallingford

A delightful Grade II listed town house believed to date from the early 18th Century and set within the Conservation Area of the town close to its shops & restaurants.

The property has charming accommodation arranged over 5 floors combining period charm with stylish kitchen and bathrooms: in addition, it has a carport with electric up/over door and a pretty, 28' walled courtyard garden.

There are three double bedrooms, three bathrooms, a charming sitting room with fireplace and bay, dining room with adjacent kitchen, utility room and a large 20' basement office.



## Tenure - Freehold

Accommodation

The property has gas central heating to radiators.

Front door with a fanlight above opening to:

Sitting Room: 14'8 x 13'6 Bay with sash windows to the front, fireplace with a white surround and cast iron inset and a slate hearth: cupboard and shelves to side of chimneybreast. Wood floor and radiator.

Inner Hall: Sash window to the side, radiator, wood floor, staircase to landing and door to the basement.

Basement Office: 20'2 x 9'3 Window out to a light well at the front, herringbone wood block floor, radiator, under stair storage space, exposed wall timbers.

Dining Room: 12'5 x 11'10 French doors open into the gardens, additional light via a Velux window, radiator.





Kitchen: 9'9 x 7'4 Attractively fitted with a range of storage units, granite worktops incorporating wood block cutting board, Belfast sink, electric ceramic hood, extractor hood, double electric oven, fridge freezer, space for dishwasher, pelmet lighting.

Utility Room: 8' x 4'7 Window to the rear and stable door to the garden, tiled floor, appliance space, gas boiler and down lighters.

Shower Room: Fitted with a white 3-piece suite, tiled floor, chrome radiator, down lighters window.

Stairs to 1<sup>st</sup> Floor Landing:

Bedroom 1: 13'3 x 12'6 (excl. wardrobes) Two wardrobes flank central book shelving, sash window to the front, radiator and picture rail.

Bathroom: 9'9 x 7'5 Luxury 4-piece suite including both marble enclosed bath and separate shower cubicle, panel dado, wood floor, radiator, window and cupboard.

Stairs to 2<sup>nd</sup> Floor Landing: Radiator, door to staircase.  
Bedroom 2: 13'3 x 13'1 Sash window to the front, radiator, picture rail, wardrobe.

Shower Room: Stylish white 3-piece suite incl. a large shower cubicle, wood style floor, sash window to the rear, radiator, airing cupboard.

Stairs from 2<sup>nd</sup> Floor Landing rise to;

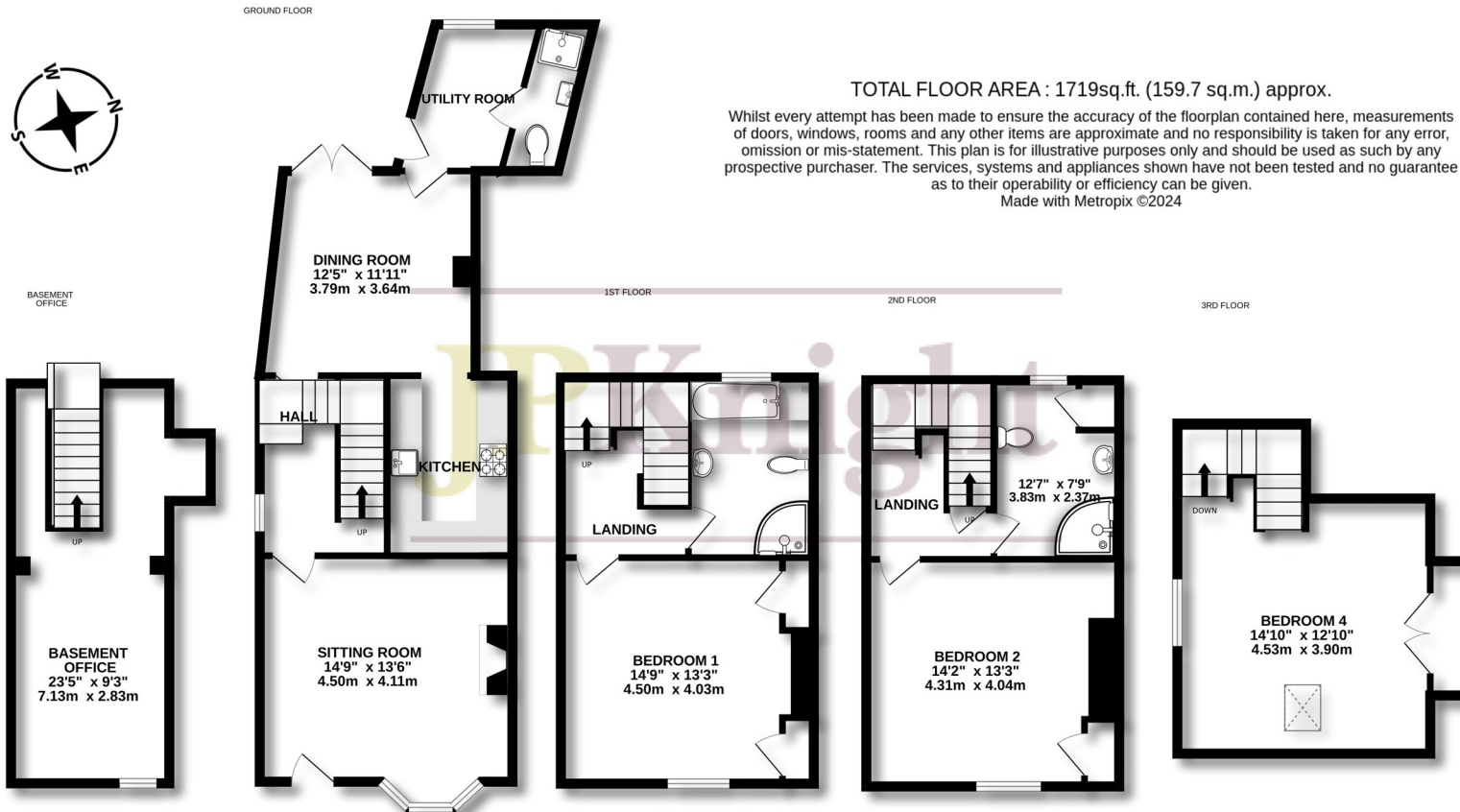
Bedroom 3: 14'10 max x 12'3 Sash window to the side and a Velux window out to the front, radiator, double wardrobe and eaves cupboards.

Outside

Courtyard Garden: Extending to 28ft, paved with inlay brick detailing, established flower and shrub borders. Enclosed by brick walling with a gate out to the side, mature Silver Birch tree.

Car Port: 15'4 x 10'11 Electric up and over door, brick floor, opening through to the garden.





**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.

**Directions:** Turn left out of our offices and pass through the Market Place and along St Mary's Street and you will then enter St Leonard's Square where you turn right at the mini-roundabout. The property will be found in front of you.

