



Thameside Mansions, Castle Lane, Wallingford, OX10 0BY



Thameside Mansions, Wallingford

Set in a special elevated position with fabulous views across communal grounds to the Thames this spacious apartment is one of ten properties within this stylish block built by Berkeley Homes. Approached via a private road it is just a few minutes walk to the town centre and amenities.

A gated driveway gives access to the carport and parking, communal grounds and a water meadow surround the building and abut the Thames path.

The building features a spacious communal hallway and galleried landing: the apartment comprises two double bedrooms and two bathrooms as well as a living room with casement doors opening to the kitchen.



Tenure – Share of Freehold

Accommodation

Communal door opens to a large reception hall with 2 windows to the front and central staircase rising to a dramatic gallery landing with 3 windows to the front.

Front door to:

Entrance Hall: Radiator, dado rail, cornice, door to:

Inner Hallway: Radiator and cornice, airing cupboard, coat cupboard and a handset for the front door entry system.

Living Room: 14'10 x 13'10. Two sash windows to the front, radiator, ceiling cornice, twin casement doors open to:





Kitchen: 12'6 x 6'8 Range of storage units with worktops and white sink. Gas hob, extractor hood, double electric oven, fridge and freezer, Space for washing machine. Tiled floor, radiator, downlighters and pelmet lighting.

Bedroom 1: 14'3 x 10'1. Sash window with views over the communal grounds and meadows to the river beyond, radiator and wardrobes.

Ensuite Shower Room: Fitted with a white 3-piece suite, tiling, radiator and downlighters.

Bedroom 2: 13'7 x 9'7, Two sash windows with glorious views to the front, wardrobe, radiator.

Bathroom: White 3-piece suite, tiling, radiator, downlighters and loft access.

Outside:

Twin five bar gates give access to a private road with sweeping shingle driveway boarded by shrub beds. The property has a carport with parking in front. A path leads from this to the communal door. The communal grounds surround the building comprising of large areas of lawn, hedging and ranch style fencing with well stocked shrub and plant beds. Beyond there are paddocks and a water meadow.

Full width terrace with a box hedge, the lawn drops down to a gate through to the water meadow and runs down to the Thames path with hedging and established trees.



Directions

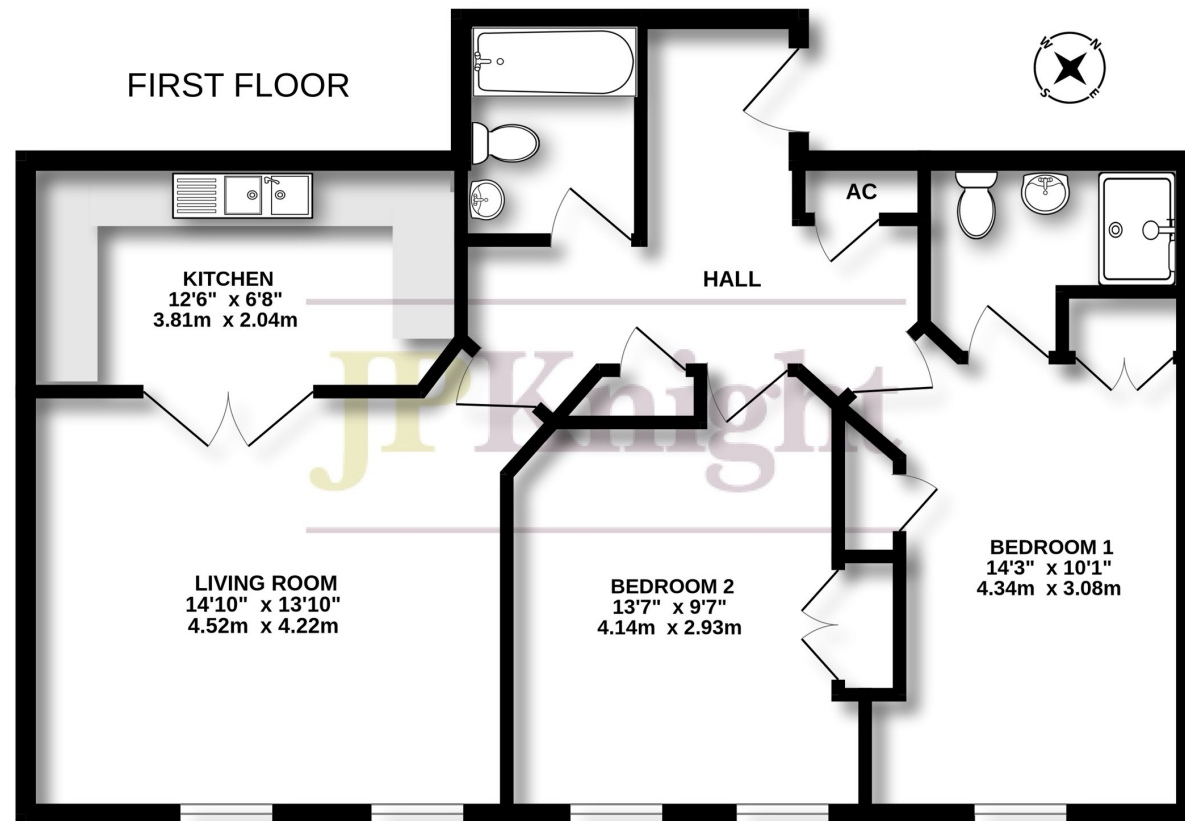
Turn right from our offices into St Martin's Street, right at the traffic lights into the High Street. Take the last left, just before the bridge traffic lights into Castle Lane. The property will be found towards the end on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



FIRST FLOOR



TOTAL FLOOR AREA : 839sq.ft. (77.9 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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