



St Leonards Square, Wallingford OX10 0AR



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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 1st 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 2nd 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 2nd 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.



