



St. Leonards Lane, Wallingford, OX10 OHA



St. Leonards Lane, Wallingford

A delightful, character stone cottage, believed to date from 1850, tucked away in a quiet spot within the sought after conservation area of the town: the shops and restaurants are all within easy walking distance and the Thames path is moments away.

It features charming accommodation arranged over 3 floors and comprises 2 bedrooms, bathroom, cloakroom as well as two reception rooms and a kitchen-breakfast room.

There are pretty gardens that extend across the front and to the side with established plants and shrubs and secluded seating areas.



Tenure - Freehold

Accommodation

Entrance Hall: Door through to:

Sitting Room: 12'1 x 11'8 The room has a front aspect, fireplace with wood surround and tiled inset and hearth with coal effect gas fire, cupboards and shelves next to the chimney breast. Radiator and staircase with a small study recess under.

Dining Room: 12'1 x 8'3 Double aspect and radiator.

Kitchen/Breakfast Room: 14'1 x 8'3 Featuring a side aspect and light from the internal windows at the rear it has a range of storage units, worktops and white sink, Hotpoint electric cooker, radiator, appliance space. Door and window to:





Rear Lobby: 9'3 x 3' Window, space for washing machine, tiled floor.

Cloakroom: Fitted with a white 2-piece suite, tiled floor and extractor fan.

Stairs to Landing: Display recess, radiator.

Bedroom 1: 18'3 x 9' Window to the front, Velux to the rear, radiator, linen cupboard. Walk-in eaves cupboard, 12'1 long with light, gas boiler.

Bathroom: White 3-piece suite with a shower above the bath, wood style floor, window, radiator, tiling.

Stairs to 2nd Floor Landing: Velux window.

Bedroom 2: 11'7 x 9'3 Super view to the front, scaled ceiling.

Outside

A shared path leads from the lane to the property. There is a path to the front door and side gate to the garden.

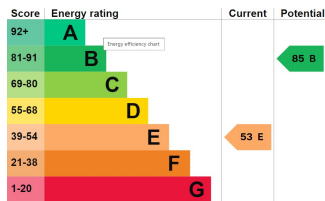
The garden extends to the front and side of the cottage and comprises a path with walled plant beds stocked with an abundant array of mature shrubs and flowers.

There is a corner paved terrace ideal as a seating area, a gravel path leads to a further seating area at the side. The gardens are enclosed by a combination of wrought iron railing and trellising.



Directions

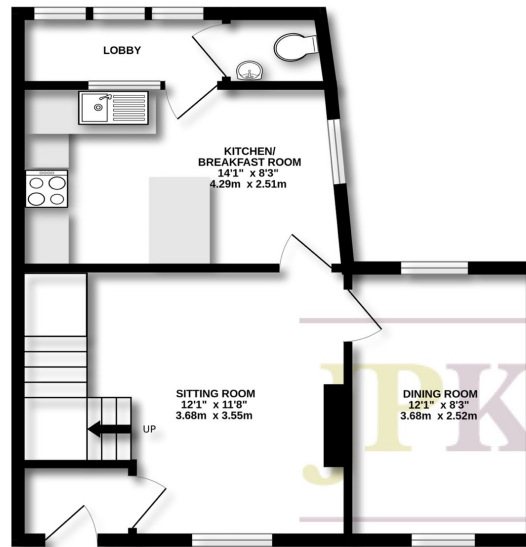
By Foot: Proceed south on St Mary's Street, turn left by the Partridge into St Leonard's Lane, the property is along on the left, opposite the church.



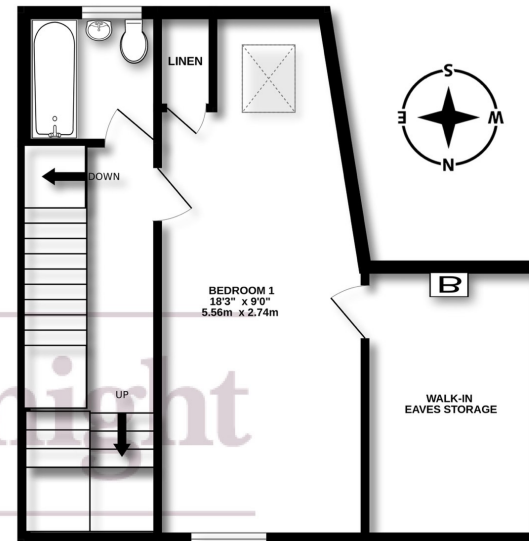
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 829sq.ft. (77.0 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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