



1 WHITLEY COTTAGES

NUFFIELD LANE ♦ OAKLEY WOOD ♦ OXFORDSHIRE

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Cholsey Train Station (London Paddington within the hour) 4 miles

♦ Reading 14 miles ♦ M4 (J12) 16 miles ♦ M40 (J6) 9 miles ♦

Henley on Thames 9 miles ♦ Oxford 15 miles ♦ Wallingford 3 miles

(Distances and times approximate)

A rare and exciting opportunity to purchase this mid-century semi-detached home set on a fabulous plot in excess of two and a half acres abutting open countryside and offering fantastic views. The property offers tremendous potential for enlargement (subject to usual planning requirements). Wonderfully positioned in a semi-rural setting with immediate access to local walking and cycling routes, the property remains conveniently placed for the historic riverside market towns of Henley and Wallingford.

The idyllic and peaceful setting provides both privacy and seclusion, as well as panoramic vistas across the Oxfordshire countryside. This property offers a truly special and unique setting, with gardens and grounds providing real variety and a true gardener's paradise.

♦ 1930s Semi-Detached House

♦ Incredible Plot of 2.61 Acres

♦ Quiet Country Lane

♦ Semi-Rural Hamlet Location

♦ Grounds Extending to the Rear & Side

♦ Surrounded by Fields & Countryside

♦ Views from All Rooms

♦ Excellent Potential for Extension, STPP



SITUATION

The small hilltop hamlet of Oakley Wood lies just a few miles outside of Wallingford on Thames on the way to Henley on Thames, being set amidst the beautiful rolling Chiltern countryside. Designated an area of outstanding natural beauty, the area affords outdoor enthusiasts an endless canvass of possibilities.

There are excellent road communications linking to Reading, Oxford, Henley on Thames and for both the M40 and M4 motorway networks. For rail commuters there are stations at nearby Cholsey or at Henley on Thames and Reading, the latter having fast intercity services up to London (Paddington) in 25 minutes.

The historic old market town of Wallingford on Thames granted a charter by Henry II in 1155, lies just to the west offering an exceptionally wide variety of shops and facilities, including a Waitrose supermarket, eateries, and cinema to name but a few.

In addition to superb local state schools, locally the area is also extremely well served by an excellent range of private schooling, of particular note; The Oratory, Pangbourne College, Cranford House, The Manor, Moultsford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

PROPERTY DESCRIPTION

The front door opens into an entrance hall with a WC. The sitting room is a double aspect room providing a stunning outlook over the grounds. The dining room is also rear aspect with original crittall doors out to the garden and an open fire with brick surround.

The kitchen is fitted with a matching range of wooden units with a breakfast bar and a serving hatch to the dining room, with double fitted ovens and an induction hob. The kitchen leads to the utility room with a butler sink and door to the front.

A turning staircase leads to the first floor landing with a storage cupboard. The main bedroom is a generous space with high ceilings and a fantastic uninterrupted outlook over the rear grounds. There are two further bedrooms, one double and one single/study. The bathroom is fitted with a white suite.

OUTSIDE

A gravelled drive at the front provides off street parking for multiple cars. The garden at the front is lawned and bounded by mature hedging for privacy. There is a timber built double garage, with double doors, light and power, and a further single garage.

The garden is divided into sections. To the side of the house is a large flagstone patio seating area, with a large fish pond. The rear garden opens out to a fantastic open lawned space, benefitting from a Southwest facing aspect. Throughout the garden there can be found many planted beds stocked with an array of shrubs and flowering varieties. A mixed country hedge partitions the garden, with a wild garden beyond with a variety of hardwood trees, resplendent with daffodils and snowdrops in the spring. The orchard grounds continue to the side of the property. The grounds are abutted by fields and farmland to the rear and side, providing idyllic surroundings.

In the working section of the garden can be found a large 12ft x 20 ft Gabriel Ash Cedar and brick greenhouse, along with a second Alton cedar greenhouse, and raised vegetable beds. Here can also be found multiple sheds, with light and power. Among many features around the garden includes an enclosed flower garden with a delightful selection of colourful dahlias, and a wildlife pond with water lily.

The grounds as a whole measure 2.61 acres.



**Approximate Gross Internal Area 2170 sq ft - 201 sq m
(Including Garage & Outbuildings)**

Ground Floor Area 743 sq ft – 69 sq m

First Floor Area 496 sq ft – 46 sq m

Garage Area 378 sq ft – 35 sq m

Outbuildings Area 553 sq ft – 51 sq m





GENERAL INFORMATION

Services: Oil fired central heating with the boiler replaced in the last 2 years. Drainage is via a shared sewerage treatment plant.

Council Tax: D

Energy Performance Rating: D / 58

Postcode: OX10 6QQ

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///scarf.pacifist.princely

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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