



Glebe Close, Moulsoford, OX10 9JA

Guide Price £950,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated within the middle of a substantial plot, Holmlea is an exceptionally well presented detached four bedroomed family home located on a no-through road in the riverside village of Moultsford. Modernised and refurbished by the current owners, the property offers well balanced accommodation presented in a comfortable and attractive manner.

The front door opens into an entrance hall featuring the original parquet flooring, with a cloakroom and access the reception rooms and kitchen as well as useful cupboard storage. The L shaped kitchen has been practically laid out with the preparation and sink area having a window overlooking the front whereas the dining area has direct access to the back garden via French doors. The practical utility-laundry room is also off the kitchen and has French doors to the garden and access to garage. The good-sized main reception room overlooks the front garden, has a feature fireplace, windows to the side and doors to the conservatory. The ground floor also features an additional reception room, currently used a family-playroom, but equally could be used an office or separate dining room. Upstairs the landing leads through to a large light-filled master bedroom with en-suite shower room. The other three bedrooms are at the front and side, two having fitted wardrobes. A shelved storage cupboard is next to the family bathroom and access to the loft is from the landing.



Outside, the landscaped front garden features numerous mature trees and shrubs with a large gravelled drive with parking for four to five cars, in addition to the attached single garage. To the rear the private garden balances open space to play, and a verdant pleasant setting to sit out and enjoy.



## Key Features

- Beautifully presented and modernised four bedroomed detached family home
- Mature gardens and driveway parking for several cars
- Situated in a quiet cul-de-sac in a desirable village near the River Thames
- Close to schools, shops and train stations



## The Location

Glebe Close is a quiet cul-de-sac, a few minutes walk from the River Thames and fields behind the village, a ten minutes drive to either Goring or Cholsey railway stations and close to well-regarded private and state schools. The village is friendly with events in the village hall, on the green and has the well-known Beetle and Wedge pub/restaurant.

Some material information to note: Gas central heating. Sceptic tank drainage. Mains water. Mains electrics. Offcom checker indicates standard and superfast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



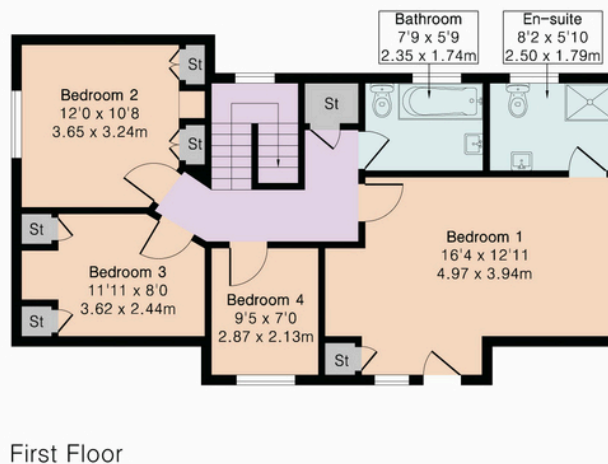
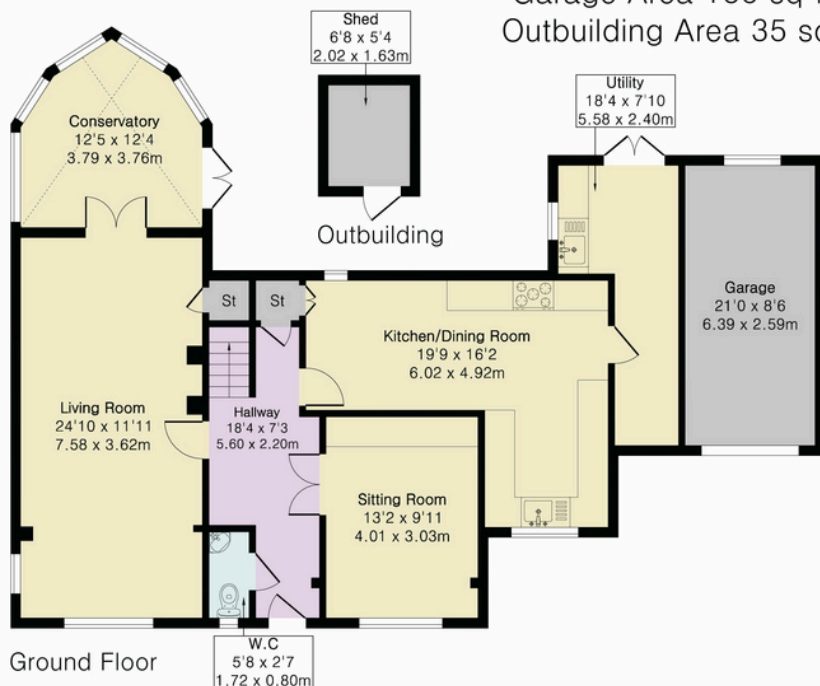
**Approximate Gross Internal Area 1782 sq ft - 165 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1066 sq ft – 99 sq m

First Floor Area 716 sq ft – 66 sq m

Garage Area 156 sq ft – 14 sq m

Outbuilding Area 35 sq ft – 3 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Wallingford Office**  
72 High Street, Wallingford  
Oxfordshire, OX10 0BX

T 01491 833 833  
E wallingford@thomasmerrifield.co.uk  
W thomasmerrifield.co.uk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

