



2 OLD QUARRY COTTAGES

IPSDEN ♦ OXFORDSHIRE

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WALLINGFORD on THAMES - 3½ miles ♦ HENLEY on THAMES - 8 miles ♦ READING - 11 miles ♦ OXFORD - 16 miles
♦ CHOLSEY - 4 miles ♦ GORING ON THAMES - 4 miles
(Distances approximate)

Newly refurbished 2 bedroom terrace cottage with 2 bathrooms and far reaching views.

- ♦ Sitting Room with open fireplace
- ♦ Fully fitted new kitchen

- ♦ Bathroom with separate shower cubicle
- ♦ Master Bedroom with Ensuite shower room
- ♦ 2nd Double Bedroom



SITUATION

Ipsden is a small hilltop village situated high up on the edge of the Chilterns overlooking the Thames Valley, surrounded by a dramatic, unspoilt rural landscape which is designated an "Area of Outstanding Natural Beauty" with undulating hills and beech woodlands. The village is steeped in farming and agricultural lore and still today maintains its close links with the land and the rural way of life.

Relatively unchanged and retaining its tranquil atmosphere, the village has a 13th century church, a family run Post Office/general stores, a village hall, a thriving nursery school in the old village school and a well supported cricket ground and team. Close by at Hailey is a lovely 17th century brick and flint Inn, The King William IV which has a spectacular position and is well known for its good food. There are several interesting period properties, notably the Old Vicarage, which dates from around 1700 and Ipsden House dating from the 17th century with 18th century additions, also boasting a fine 16th century dovecote in its grounds. At Ipsden Farm there is an 18th century barn, reputed to be the longest in England (385 feet). There are good schools in the local area, both state and private, and for rail commuters there are mainline stations locally at Cholsey and Goring providing fast services up to London (Paddington) via Reading.

The historic old market town of Wallingford, situated by the Thames and granted a charter in 1155 by Henry II, offers an excellent range of shops, including a Waitrose, and the important centres of Henley on Thames, Oxford and Reading are all within easy driving distance, as are both the M4 and M40 motorways.

PROPERTY DESCRIPTION

Newly refurbished 2 bedroom terrace cottage with 2 bathrooms and far reaching views.

The property comprises of a living room with a feature fireplace and exposed brickwork throughout. The kitchen is newly fully fitted and beautifully presented. The main bathroom is newly fitted and on the ground floor having a separate shower cubicle. The first floor is accessed via a spiral staircase. The master bedroom is very spacious with high ceilings and a fitted wardrobe. The ensuite shower room is newly fitted also. The second bedroom enjoys a dual aspect and is a good size.

OUTSIDE

There is parking for 2 cars at the front of the property.



2 Old Quarry Cottages, Portway, Ipsden, Oxfordshire, OX10 6BW

Approximate Gross Internal Area = 73 sq m / 785 sq ft



GENERAL INFORMATION

Services: Oil Central heating, water and electricity connected to the property.

Council Tax: C

Energy Performance Rating: D

Postcode: OX10 6BW

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

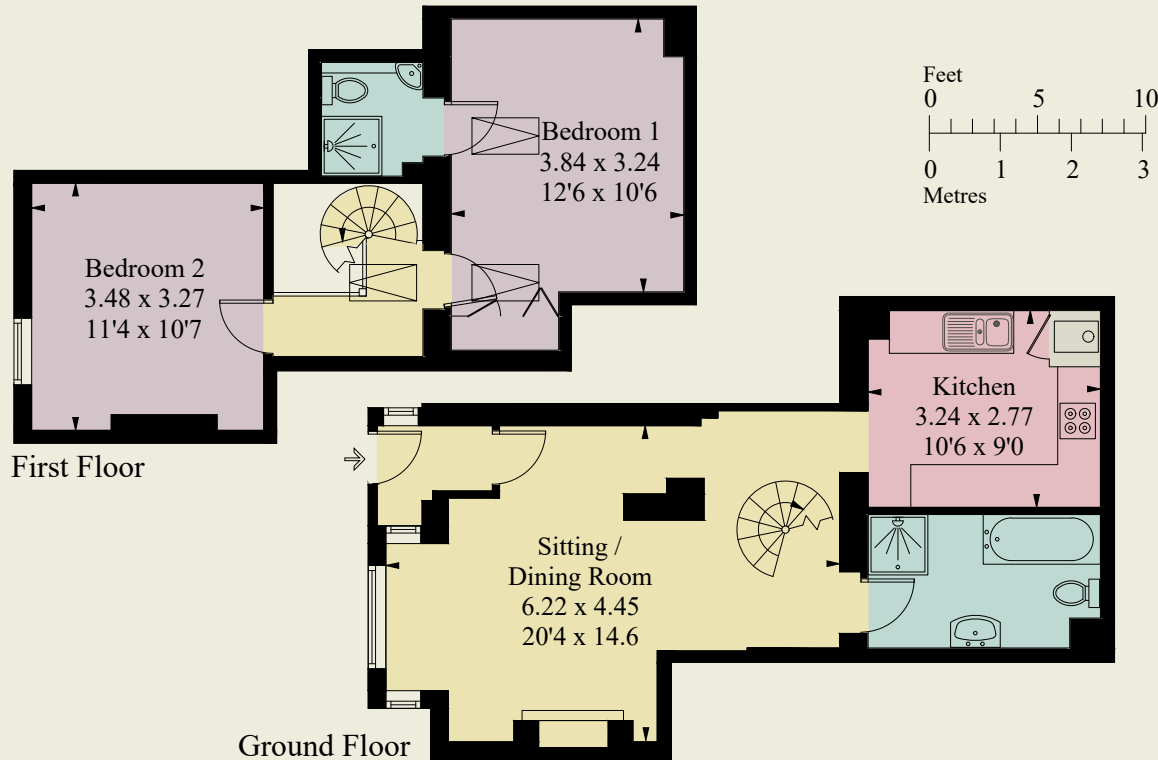
Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue up the high street to the railway bridge. Turn left and continue out of the village. Drive through Southstoke and Little Stoke. On arriving in Northstoke, turn right at the cross roads and drive all the way up to the A4074. Turn right and Old Quarry cottages are the second left found in the Stone Masons car park. Number 2 Old Quarry Cottages is the far right hand side.

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.



Ground Floor

CREATESPACE DESIGN ref 675

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



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