



## 2 GREENLANDS FARM COTTAGES

GREENLANDS FARM ♦ MOULSFORD ♦ OXFORDSHIRE

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## 2 GREENLANDS FARM COTTAGES

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Wallingford on Thames - 2½ miles ♦ Cholsey - 2 miles ♦ Streatley/  
Goring on Thames - 2½ miles ♦ Reading - 11 miles ♦ Oxford -  
17 miles ♦ Newbury - 15 miles ♦ Henley on Thames - 14 miles ♦  
M4 at Theale (J.12) - 11 miles ♦ M40 at Lewknor (J.6) - 13 miles  
(Distances approximate)

A 2 bedroom terraced cottage with lovely North West facing garden within a rural location.



### SITUATION

The small South Oxfordshire village of Moulsoford lies beside the River Thames just to the South of the historic old market town of Wallingford which was granted a Royal Charter by Henry II in 1155.

Situated on the west bank of the River, along what many regard as the most beautiful stretch of the Thames and acknowledged to be one of the longest runs between locks, the village has many interesting half-timbered cottages and larger houses, including a 17th century manor house, reflecting a rich architectural heritage. The surrounding scenic countryside comprising the Chilterns on one side of the River and Berkshire Downs on the other, is designated an "Area of Outstanding Natural Beauty".

The village has a petrol garage with a convenience store, and in Ferry Lane is situated the "Beetle & Wedge" Riverside Restaurant.

For walking enthusiasts there are numerous footpaths and bridleways which have access onto the Berkshire Downlands linking to the ancient Ridgeway path and also onto the Thames towpath which extends along the River from Wallingford to Streatley.

For rail commuters the nearby villages of Cholsey and Goring both have mainline railway stations providing fast services to Oxford, Reading and up to London (Paddington). The village enjoys good road communications generally to the surrounding towns and motorway networks.

## PROPERTY DESCRIPTION

2 Greenlands Farm Cottage is a terrace property offering well proportioned accommodation. Entrance is through a porch, into the hall, then door into the living room with wood burner and staircase. The kitchen is fully fitted with utility area, then at the back is a large storage room.

Upstairs there are 2 double bedrooms with built in storage and bathroom with bath and overhead shower.

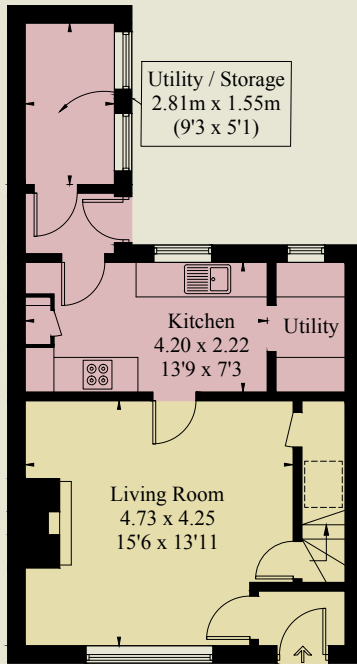
## OUTSIDE

There is a pretty front garden with borders along the path leading to the front door. The main garden is at the back, mainly lawned and is North West facing.

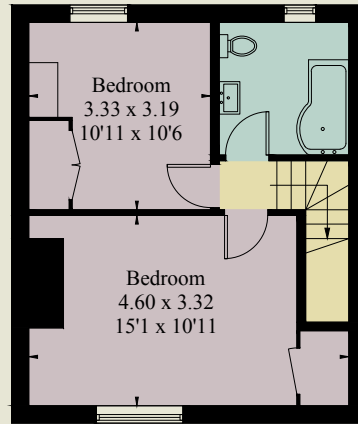
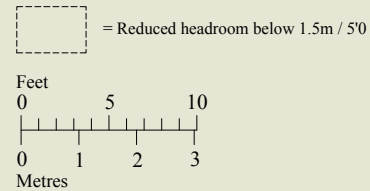


## 2 Greenlands Farm Cottages, Cow Lane, Moulsford, Wallingford, OX10 9JT

Approximate Gross Internal Area = 80.5 sq m / 866 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 202763

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

### GENERAL INFORMATION

**Services:** Mains gas, electric water and drainage are connected to the property.

**Council Tax:** B

**Energy Performance Rating:** TBC

**Postcode:** OX10 9JT

### VIEWING

Strictly by appointment through Warmingham & Co.

### DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street and across the river bridge and up to the top of Streatley High Street where at the traffic lights turn right for Wallingford. Take the first left onto Wantage Road and follow the road out of the village. In about 2 miles, turn right at Greenlands Farm and follow the driveway. Carry on over the speed bumps and 2 Greenlands Farm is the middle house on the left 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.



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