



Carmel Terrace, Mongewell OX10 8BX



Carmel Terrace, Mongewell

A stunning luxury apartment with wonderful views across open water, the living area opens directly onto a covered deck above the stream.

The accommodation comprises an impressive open-plan kitchen, living and dining space, thoughtfully designed for both everyday living and entertaining, with high-quality fittings and elegant finishes. In addition there are three well-proportioned bedrooms and two luxurious bathrooms with a clever configuration allowing one to be used as a private ensuite.

One of the property's most striking features is the covered rear deck, which enjoys tranquil views over a stream flowing beneath the building — creating a wonderfully peaceful backdrop. In addition, there is a tandem length drive, further covered terrace, along with access to a private garden area complete with a firepit, perfect for outdoor dining and relaxing throughout the seasons. Having been recently and comprehensively refurbished, the apartment is presented in turnkey condition and combines modern comfort with a truly unique outdoor setting. An exceptional opportunity for those seeking a distinctive and beautifully finished home.

Tenure – Share of Freehold

Accommodation

The property is double glazed with electric underfloor heating and radiators.

Front door opens to: Entrance Hall with a beamed ceiling, down lighters, window to the side, panelled dado and steps down to the Inner Hall.

Inner Hall: Electric radiator, sliding door giving the option of separating the main bedroom and shower room as a suite.

Kitchen/Dining/Living Room: A stunning open plan space with three windows and 2 sets of French doors opening to the rear deck featuring fabulous views of the stream.

Kitchen: Beautifully fitted with an extensive range of units and worktops, Belfast sink, induction hob with extractor hood, double electric oven, island unit incorporating a breakfast bar, space for fridge freezer, electric radiator, down lighters and heated wood style floor.





Living Room: Feature chimney breast with feature fireplace housing an electric water vapour fire, shelving to the side of the chimney breast, heated wood style floor and down lighters.

Dining Area: Electric radiator, down lighters, heated wood style floor, corner boot/coat area.

Utility Cupboard: Plumbing for washing machine with shelving above (and stacking space for a tumble drier).

Bedroom 1: Two windows with electric blinds to the front, heated wood style floor, radiator and down lighters.

Shower Room: Beautifully fitted with a large shower cubicle, low level WC, wash basin and vanity unit, tiled walls and floor, heated floor, down lighters window, cupboard housing hot water tank.

Bedroom 2: Window to the side, built in wardrobes, heated wood style floor, electric radiator and downlights, electric window blind.

Bedroom 3: Window to the side with electric blind, heated wood style floor, radiator, down lighters and range of fitted wardrobes.

Bathroom: Stylishly fitted including a P-shaped bath with shower and screen above, wall mounted controls, low-level WC incorporating a bidet, stone hand basin set in a wood unit, heated tiled floor, tiled walls, down lighters and window.

Outside

Parking for 2 cars: To the left side of the building there is a tandem length drive with a casement door opening onto the rear deck.

Gardens: A full width covered rear deck sitting directly above the stream with fabulous views over the clear water and side banks. To the side there is a covered terrace with power fitted fridge and sink, lighting and speakers. There is an adjacent area of lawn running down to the bank of the stream and an adjacent gravel seating area and fire pit. It is enclosed by timber fencing with a timber shed outside lighting and water tap.



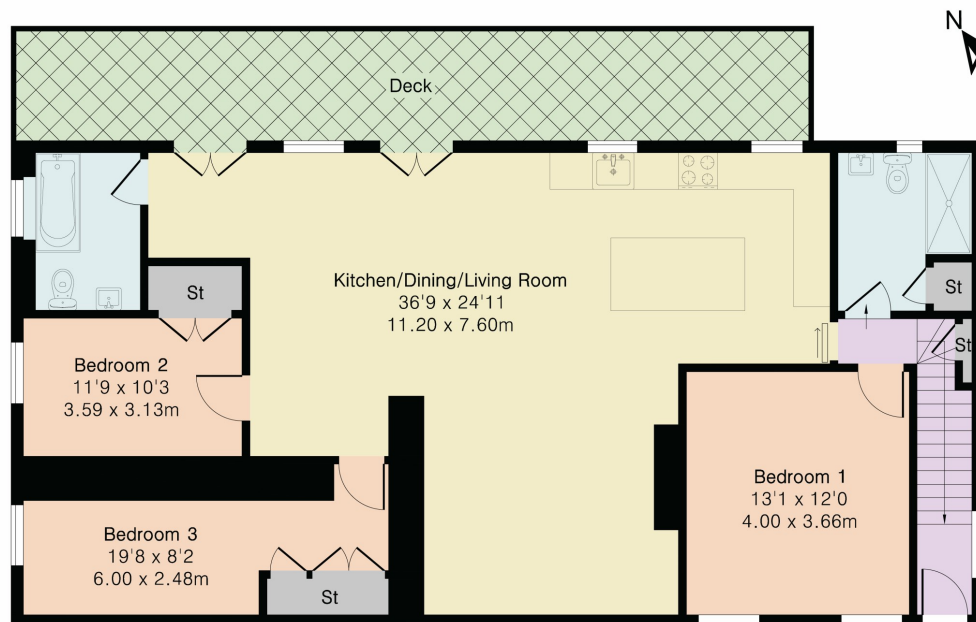
Directions: Turn onto St Mary's Street, continue onto Reading Road, to the roundabout, take the 1st exit onto Nosworthy Way/A4130, at the roundabout, take the 2nd exit onto Port Way/A4074 turn right onto Constitution Hill, turn first right to Carmel Terrace with (numerous speed humps) park at the bottom by the footpath and walk to the property where the property will be found on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		

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.



Approximate Gross Internal Area 1275 sq ft - 118 sq m



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.



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