

PROPERTY AGENTS

**JP** Knight



8 Morrell Place, Wallingford, OX10 9QQ



## 8 Morrell Place, Wallingford

A beautifully presented four-bedroom townhouse in the heart of Wallingford, just 5 minutes' walk from the town square, Waitrose, cafés, pubs and restaurants. Built around five years ago and improved by the current owners, the house offers generous open-plan living, bespoke fitted storage, a landscaped garden, three parking spaces and an EV charger — a rare combination so close to the town centre.

## Tenure - Freehold

Morrell Place is set back from the road and was completed approximately five years ago. The property comes with parking for three cars, which is a rarity so close to the centre of town. The house comprises an entrance hall with two understairs storage cupboards, and a downstairs w.c. / utility room with the boiler, space for a washer/dryer, worktop space, and above- and below-counter storage.



The standout talking point on the ground floor is the open-plan kitchen / diner / living room, which benefits from dual aspects and a light, spacious feel. The kitchen has built-in appliances, a Rangemaster cooker and a peninsula island, making it ideal for entertaining. The living area has bespoke built-in storage with a media wall and bi-folding doors looking out onto the landscaped garden.





On the first floor there is a superb office / fourth bedroom, with bespoke joinery added to make it a hugely practical working space. This room could very easily serve as a fourth bedroom, or as a flexible bedroom / home office. To the rear of the first floor is the primary double bedroom, with further fitted storage and a shower room ensuite.

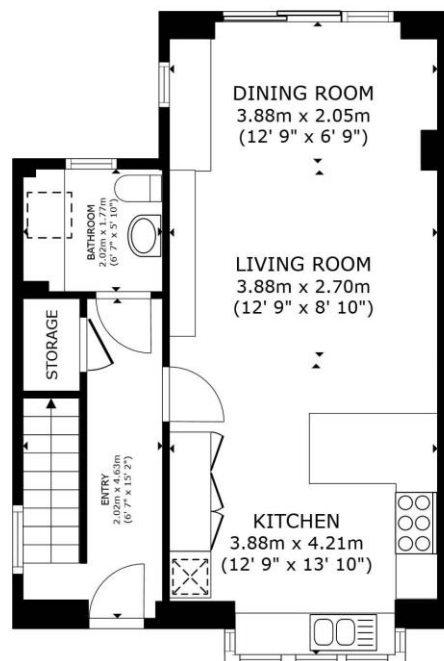
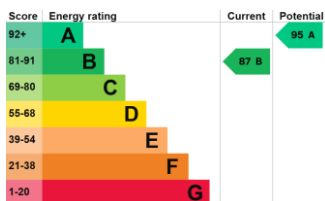
The second floor has two further double bedrooms with built-in storage, served by a luxury modern shower room.

The garden has been thoughtfully landscaped, with limestone paving, Welsh slate beds, carefully chosen planting, outdoor lighting and dedicated bike storage. There is an outdoor dining area, a seating area and space to cook, making it a very usable extension of the living space. The property has one parking space to the front, plus a tandem space for two further cars, together with an electric vehicle charger.

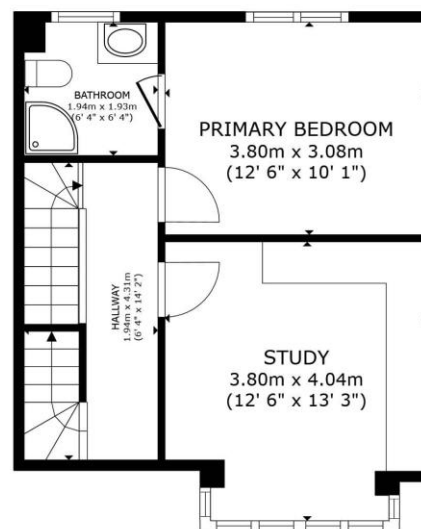


**Directions:**

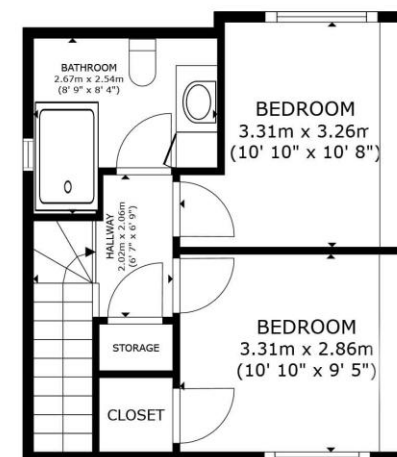
From our offices in St Martin's, turn right onto St Mary's Street, continue onto Reading Road, turn left into Morrell Place and the property will be found on the right.



FLOOR 1



FLOOR 2



FLOOR 3

**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.

GROSS INTERNAL AREA  
 FLOOR 1 48.5 m<sup>2</sup> (522 sq.ft.) FLOOR 2 39.4 m<sup>2</sup> (424 sq.ft.) FLOOR 3 33.1 m<sup>2</sup> (357 sq.ft.)  
 TOTAL : 121.0 m<sup>2</sup> (1,303 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

