



2 LOLLINGDON COTTAGES

CHOLSEY ♦ OXFORDSHIRE

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Cholsey Mainline Railway Station (London Paddington In Under The Hour) - 1 mile ♦ Wallingford - 2 ½ miles ♦ Goring on Thames - 4 miles ♦ Oxford - 15 miles ♦ Henley-on-Thames - 11 miles ♦ Reading - 12 miles ♦ M4 at Theale (J12) - 13 miles ♦ M40 at Lewknor (J6) - 14 miles ♦ Newbury - 15 miles ♦ Didcot - 8 miles (Distances and times approximate)

Privately situated in beautifully well stocked wraparound gardens and grounds of approximately 0.169 of an acre backing on to rolling Downland countryside on the fringe of this desirable village, close to shops, primary school, mainline railway station providing direct access to London within the hour, and yet also conveniently placed for Oxford, Reading, and the M4 & M40.

A former Victorian farm cottage with 3 bedroom, 2 bathroom accommodation with separate self contained detached annexe and outbuildings in all extending to 2,551 sq ft.

- ♦ A Beautifully Presented Home On The Edge Of Village Location Adjacent To Open Countryside Within Walking Distance Of Extensive Amenities and Mainline Railway Station To London Paddington
- ♦ 5 Bar Gate Leading To Private Parking for 5 Cars
- ♦ Reception Hall with Coats Cupboard
- ♦ Cloakroom/Shower Room
- ♦ Garden Dining Room
- ♦ Family Room
- ♦ Sitting Room with Wood Burner
- ♦ Kitchen
- ♦ Utility Room
- ♦ Galleried Landing
- ♦ Main Bedroom with Dressing Room and Balcony
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom with Bath and Separate Shower
- ♦ Detached Annexe With Sitting Room, Kitchenette, Shower Room and Bedroom with Bi-Fold Doors Out To The Verranda. Mezzanine Level with Work Space and Door Leading To Balcony
- ♦ Boot Room, Workshop, Log Store, Store, Shed & Greenhouse
- ♦ Extending In Total To Approximately 2,551 Sq Ft
- ♦ Stunning Landscaped Gardens & Grounds Of Approximately 0.169 Of An Acre



SITUATION

Lying at the foot of the Berkshire Downlands, close to the River Thames is the fair sized village of Cholsey situated approximately 2 miles southwest of Wallingford and surrounded by a pleasant rural landscape designated an area of 'Outstanding Natural Beauty'.

The original settlement dates back to Saxon times but since 1950 the Village has grown considerably from its modest origins centred around a small green known as 'The Forty' and now boasts a good range of shops and amenities including a Tesco Express supermarket with a Post Office, a general stores and newsagents, a ladies and gents hairdresser, a high class family butcher together with a wide range of trade services including an electrical wholesaler and contractor, a long established building company, plumbing and garden maintenance contractors. There are 2 Restaurants in the Village as well as 2 Public Houses serving food, Amwell Brewery offering a "pop up" outdoor venue during the summer months, a Veterinary Practice and a playing field hosting a variety of sports activities including football, tennis and cricket. There is also a well-supported Village Golf Society. The Village also has Scout, Cub and Guide packs and an excellent Village Primary School as well as a number of play, nursery and toddler groups for young mums.

Importantly the Village has a mainline railway station with fast, regular commuter services up to London (Paddington) in well under the hour via Reading (20 minutes) and up to Oxford. On the Southern edge of the Village is an impressive Viaduct designed by Isambard Kingdom Brunel in 1840.

In addition to having highly regarded local state primary and secondary schooling, including a primary school within Cholsey itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College,

Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

The historic old market town of Wallingford on Thames, granted a charter in 1155 by Henry II is within easy reach and offers a wider and more comprehensive range of shops and amenities, including a large Waitrose Supermarket and Lidl Store.

HISTORY

1 & 2 Lollingdon Cottages were originally the Victorian farm cottages to Lollington Farm, which is well-known for being the home of poet laureate John Masefield during the First World War from 1914 to 1917. During his time there, he wrote his famous "Lollingdon Downs" series of poems, as well as other works including "August 1914" and "The Old Front Line".

PROPERTY DESCRIPTION

Situated in a peaceful and idyllic location on the fringe of this popular village and dating back to 1860, 2 Lollingdon Cottages has been extended in recent years to create a spacious home. Entrance is into a hallway with staircase and understairs cupboard, plus coats cupboard and cloakroom with large shower cubicle. Glazed doors then lead you through into the garden dining room which has wall to wall glazing and 2 sets of French doors with stunning views of the gardens and allowing for a wonderful garden connection. This is the new part of the house and along with the kitchen and utility room, it has underfloor heating. The sitting and family room forms part of the original building and has original ledged and braced doors. There is a wood burner within an exposed brick wall in the sitting room and a door for garden access. Upstairs, the main bedroom extends the width of the house and has a dressing area and walk-in wardrobe. There is a door taking you out onto a south facing balcony which enjoys breathtaking views across the garden and fields beyond. There are 2 further bedrooms and a family bathroom with bath and separate shower, which also benefits from underfloor heating. There is a loft with drop down ladder in the original part of the property which then links into the new loft, which has limited height.

The detached 2 storey annexe is found to the front of the property. Built in 2009, it offers a range of uses including spacious independent living and/or office or studio space. There are bi-fold doors leading onto a covered veranda facing away from the main property. To ground level, it has a sitting room, kitchenette, shower room and bedroom. The mezzanine level can be accessed either via a fixed internal ladder in the house, or via steps taking you to its own balcony.

OUTSIDE

Approached via a private road adjoining farmland, the house is found behind a 5 bar gate onto the driveway with open parking and then a paved area, both allowing for parking for 5 cars.



There is a covered porch with gate which sits between a detached boot room and log store with separate bike store taking you onto the path to the front door. Both the boot room and log store have power. To the east boundary is a large workshop. The grounds wrap themselves around the property with a raised terrace to the south side amongst lawned areas and mature planting featuring a mass of colourful flowers within heavily planted borders, shrubs and many trees including a Greengage, Victoria Plum, Cherry, Apple, Pear and Silver Birch. There are lovely climbing roses and clematis and the seasons bring continuing colours throughout the garden. A terrace coming off the side of the house offers further seating to sit and enjoy in peace and harmony. At the far end is the productive gardens featuring raised beds and fruit cages. There is a shed with covered area and a greenhouse as well as a west terrace enjoying the evening sunsets. The gardens adjoin the rolling Downland countryside and the spectacular views are simply stunning.





2 Lollington Cottages, Westfield Road, Cholsey, Oxfordshire, OX10 9LS

Approximate Gross Internal Area = 138 sq m / 1485 sq ft

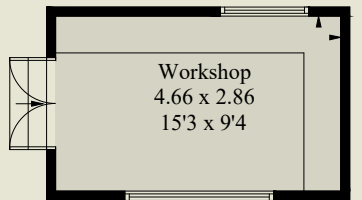
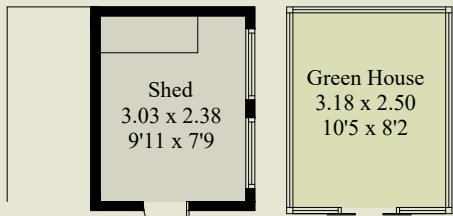
Limited Use Area = 5 sq m / 53 sq ft

Outbuildings = 38 sq m / 409 sq ft

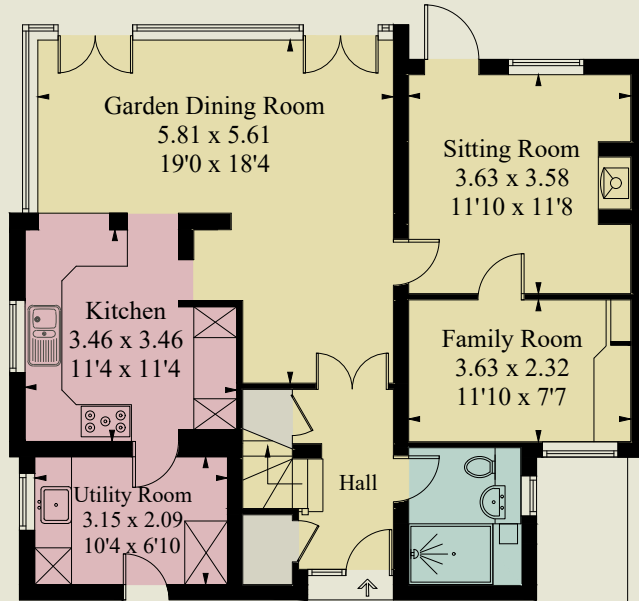
Annexe = 44 sq m / 473 sq ft

Limited Use Area = 12 sq m / 129 sq ft

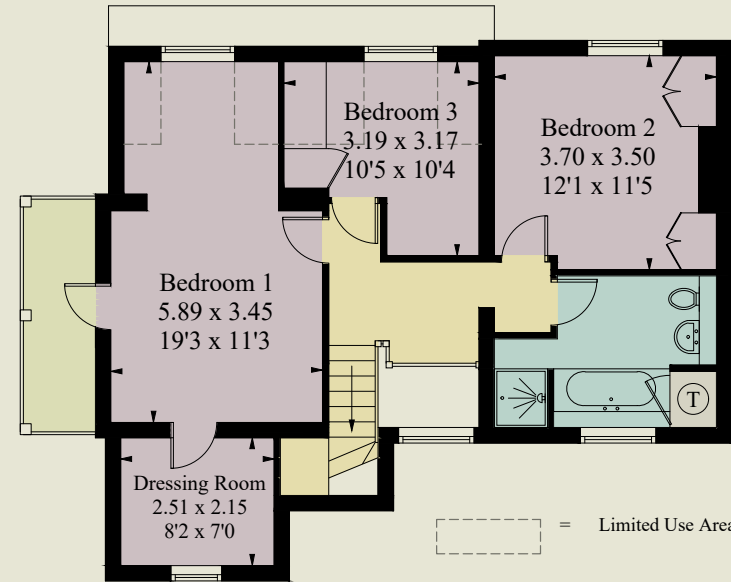
Grand Total = 237 sq m / 2551 sq ft



(Not Shown In Actual Location / Orientation)

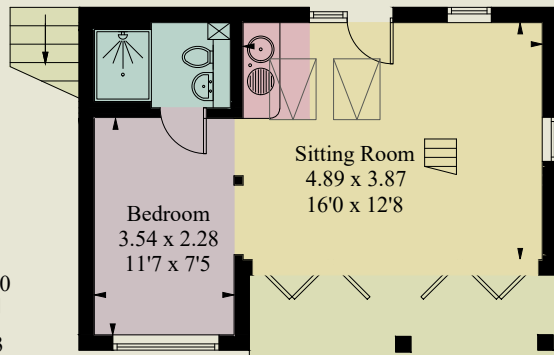


Ground Floor

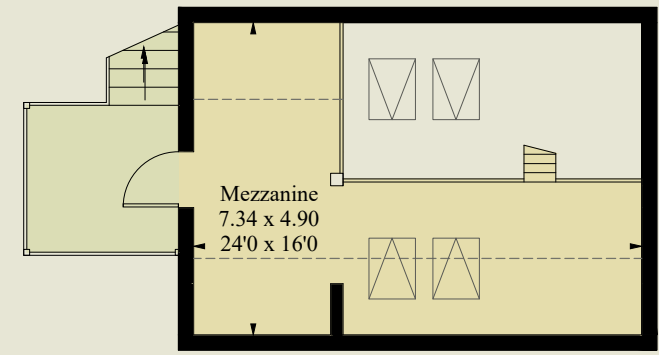
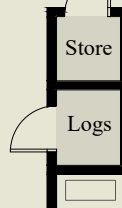
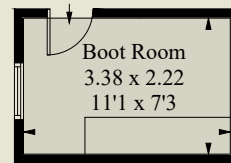


First Floor

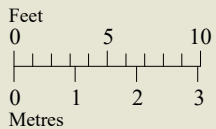
= Limited Use Area



Annexe Ground Floor



Annexe First Floor





GENERAL INFORMATION

Services: Mains electricity is connected. Klargester drainage shared with neighbouring property. Water supply from a Bore hole. Central heating & hot water from Air Source Heat Pump. Full Fibre Broadband.

Council Tax: C

Energy Performance Rating: D / 62

Postcode: OX10 9LS

Local Authority: South Oxfordshire District Council

Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames turn left and proceed down the High Street. Continue across the River bridge into Streatley-on-Thames High Street where at the traffic lights at the top bear right on to the Wallingford Road. In a further ¼ of a mile bear left onto the A417 Wantage Road and continue along for a couple of miles, taking the first major turn right, into Westfield Road, signposted for Cholsey. In about ½ mile, turn left onto a track marked "Bridleway" and carry on for about ¾ miles. 2 Lollingdon Cottages will be found at the end of the track on the left hand side, the second cottage on the left of the pair with parking in front

Coming out of Cholsey, under the Railway Bridge, continue for about 1 mile and then take the turning on the right signposted "Bridleway" and carry on for about ¾ miles. 2 Lollingdon Cottages will be found at the end of the track on the left hand side, the second cottage on the left of the pair with parking in front.

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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