



St. Johns Road, Wallingford, OX10 9AW

Offers In Excess Of £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Tucked away in a secluded position on this popular residential road in the heart of Wallingford, is a delightful mid-terraced cottage hidden away with a generous private enclosed south facing garden.

The cottage offers a fabulous open plan dual aspect lounge/kitchen/dining room with a feature wood burner and storage cupboards on the ground floor. The first floor offers a spacious double bedroom with built in wardrobe, modern white bathroom suite with shower bath and window. There is a space saving staircase leading into the attic space currently being used as bedroom/office by the owner with Velux roof window and radiator. Located within walking distance of the town centre shops and excellent amenities just a short walk across the Kinecroft. The property has gas central heating to radiators with double glazing throughout. Offered for sale with no onward chain.

Outside the property benefits from its generous south facing garden mostly laid to lawn with pleasant decking area set under grape vines, outside water tap and wooden garden shed all set behind timber fencing.





Key Features

- Tucked Away Cottage
- One Double Bedroom
- Dual Aspect Lounge/Kitchen
- South Facing Garden
- Usable Attic/Study Space
- Central Location 0.4 Miles to Waitrose



The Location

Wallingford is within easy reach of both M40 and M4 (via the A34) and only 13 miles from Oxford with excellent bus services. The mainline train station at Didcot is about 6 miles distant. The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. The town boasts three Primary school and a highly regarded High School, which is also a sports academy. Wallingford is a thriving market town. The centre is a major conservation area with fine example of churches and architecture dating back to the 14th century. The landscape of the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, public houses, and restaurants together with the antique shops in the Lamb Arcade and the Castle Gardens make it a very pleasant town. There is a Waitrose and Lidl supermarket and a Farmers Market held in the Market Place. There are extensive sports facilities within walking distance and a thriving rowing community. The Doctors surgery and hospital are within an 8-minute walk from the town.

Some material information to note: Gas central heating. Mains water, mains electrics. Mains drainage. Ofcom checker indicates standard to superfast broadband is available at this address. Ofcom checker indicates mobile availability with most of the major providers. The government portal generally highlights this as a very low risk postcode for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

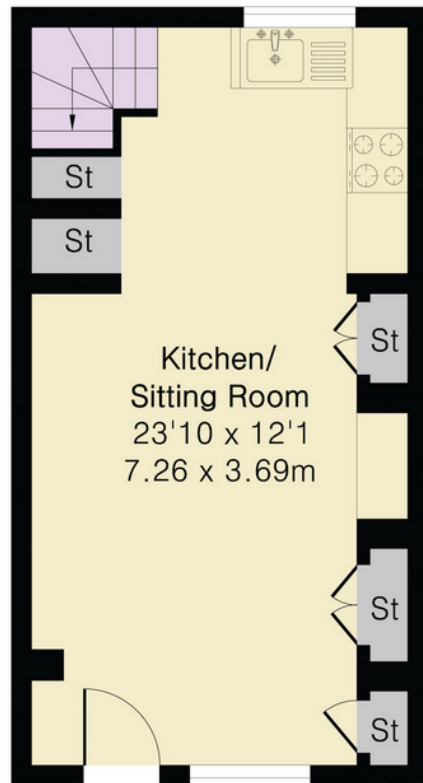


Approximate Gross Internal Area 735 sq ft - 69 sq m

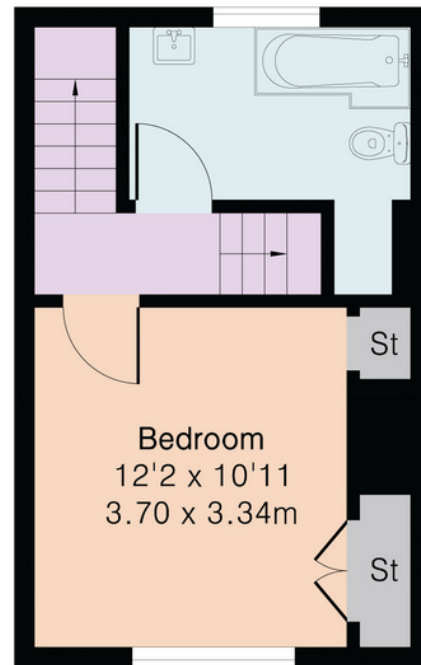
Ground Floor Area 289 sq ft – 27 sq m

First Floor Area 243 sq ft – 23 sq m

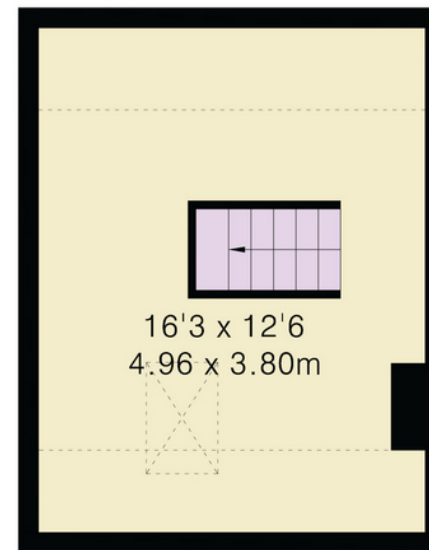
Second Floor Area 203 sq ft – 19 sq m



Ground Floor



First Floor



Second Floor



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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office

72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

