



10 MEADOW CLOSE

MOULSFORD ♦ OXFORDSHIRE

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Wallingford on Thames - 3½ 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)

Within the pretty Thameside village of Moulsoford, having access to schooling, a local Thameside Inn & Restaurant and just a short drive from a mainline railway station providing access to London Paddington in under an hour and yet also conveniently placed for Oxford, Reading and the M4 & M40.

A detached 4 bedroom, 3 bathroom house in a quiet tucked away position, with generous parking, double garage and garden office, offering scope to extend, subject to relevant planning permission.

- ♦ Rural Thameside Village Location
- ♦ Within 2 Miles of Commuter Train Into London Paddington
- ♦ Generous Parking And Double Garage
- ♦ Fitted Kitchen
- ♦ Dining Area
- ♦ 2 Bedrooms (Downstairs)
- ♦ Cloakroom with Shower
- ♦ Sitting Room
- ♦ 2 Ensuite Bedrooms (Upstairs)
- ♦ Rear Garden with Outdoor Cabin and 2 Sheds



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 and boasts a Waitrose and The Corn Exchange Theatre & Cinema. 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 two highly regarded private schools, Cranford House and Moulsoford Prep, and the local area generally has an excellent range of state and private schools within easy reach.

On one edge of the village there is a petrol garage with a convenience store, whilst to the other, the "Beetle & Wedge" riverside Inn. For walking enthusiasts there are numerous footpaths and bridleways which have access onto the Berkshire Downslands linking to the ancient Ridgeway path and also onto the Thames towpath which extends along the River from Wallingford to Streatley-on-Thames.

For rail commuters both the nearby villages of Cholsey and Goring-on-Thames have mainline railway stations providing fast services to Oxford, Reading and up to London (Paddington) in under the hour. There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Built in 1966, 10 Meadow Close has flexibly arranged, spacious accommodation within a quiet Cul de sac. Entrance is into a closed porch, then into the hallway which extends through the house and has staircase and cloakroom with shower. The living family room has large triple windows spilling masses of natural light into the room. Glazed doors then lead through into the dining room which is at the back of the house and connects directly into the kitchen. The kitchen is fully fitted and has a breakfast bar for more casual dining. A door from the kitchen then leads into the conservatory. There are 2 double bedrooms also to ground level. Upstairs there are 2 further double bedrooms, both with bathrooms and built in storage. The property offers potential to extend, subject to relevant planning permission, however neighbouring properties have done this, so very likely to be approved.

OUTSIDE

The property has a large frontage, with driveway to the side offering parking for several cars, which then extends to the back, through low gates and up to the detached double garage. The front also has a large gravelled area with shrubs interspersed.

The main garden is at the rear. There is a lovely terrace across the back, perfect for outside dining and entertaining. The remainder garden is gravelled with shaped shrubs and then at the back of the garden is a large summer house and separate shed, used as a snug. Both have electrics and WIFI connected, offering additional living space. Additionally there is a shed for storage.



Approximate Gross Internal Area 2545 sq ft - 236 sq m

(Including Garage & Outbuilding)

Ground Floor Area 1365 sq ft – 127 sq m

First Floor Area 593 sq ft – 55 sq m

Garage Area 304 sq ft – 28 sq m

Outbuildings Area 283 sq ft – 26 sq m



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and hot water from combi gas fired boiler, located in the upstairs bedroom.

Council Tax: E

Energy Performance Rating: D / 68

Postcode: OX10 9JL

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street crossing over the river bridge and up to the top of Streatley High Street where at the traffic lights bear right onto the A329 Wallingford Road and continue out of the village. On reaching Moulsoford, take the first left into Underhill and 4 will be found a short distance on the right 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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