



# THE STABLES

MOULSFORD ♦ OXFORDSHIRE



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Wallingford on Thames - 2½ 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)

A well presented 2 bedroom property with lovely garden, set within a rural location on the outskirts of this Thameside village with close proximity to extensive amenities at Wallingford and within 2 miles of Cholsey Station with mainline railway into London Paddington.

## ♦ A Delightful 2 Bedroom Barn Conversion

- ♦ Lobby Area
- ♦ Living Room with Wood Burner
- ♦ Vaulted Kitchen Breakfast Room
- ♦ Utility Area
- ♦ Shower Room
- ♦ Bedroom 2 (downstairs)
- ♦ Landing
- ♦ Bathroom with Bath
- ♦ Double Bedroom with Views

## ♦ Front Courtyard with Parking for 2 Cars and Shed

## ♦ Rear Garden with Patio Terrace and Raised Garden



## 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 Lidl 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".

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 Downlands 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 the nearby villages of Cholsey or Goring-on-Thames have a mainline railway station 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

The Stables is a lovely 2 bedroom converted barn in an idyllic setting. Entrance is into a lobby area then doors through to the living room with woodburner. The kitchen breakfast room is fully fitted with vaulted ceiling and door to side terrace. There is a utility area with shower room off, then a downstairs bedroom with cupboard. Upstairs there is a bathroom with wonderful views and next door is the main bedroom with built in wardrobes.

## OUTSIDE

Wooden gates give access onto the gravel driveway with allocated parking for 2 cars. There is a front landscaped garden with shed. The main garden is at the rear and has a terrace for outside seating. The lawn extends up onto a raised level adjoining fields at the back and lovely views.



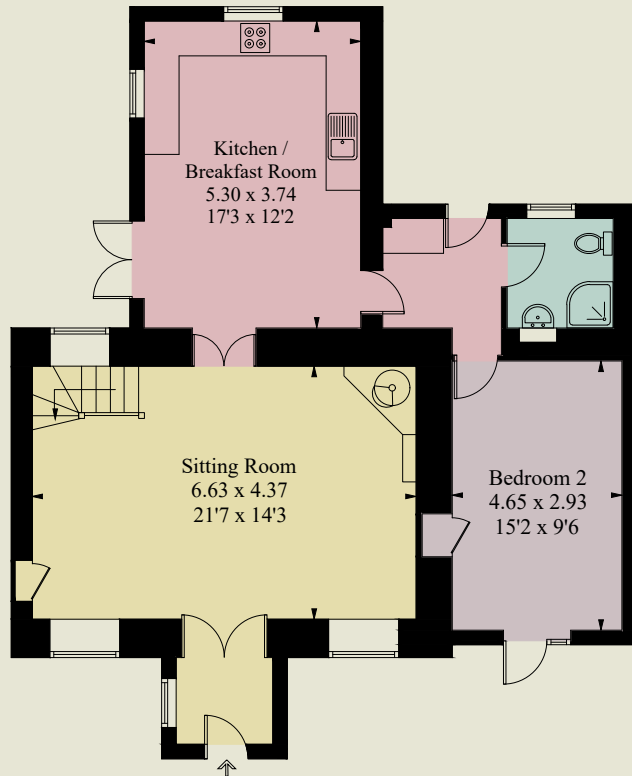


## The Stables, Half Penny Lane, Moulsoford, Oxfordshire, OX10 9JN

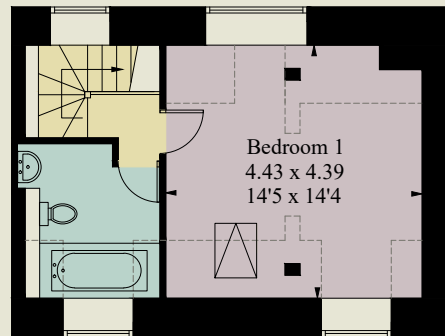
Approximate Gross Internal Area = 103 sq m / 1108 sq ft

Limited Use Area = 8 sq m / 86 sq ft

Total = 111 sq m / 1194 sq ft



— = Limited Use Area



CREATESPACE DESIGN ref 668

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



### GENERAL INFORMATION

**Services:** Mains electricity and oil are connected to the property. Central heating and hot water from oil fired boiler. Private water and drainage cost £60 per month.

**Council Tax:** D

**Energy Performance Rating:** D / 61

**Postcode:** OX10 9JN

Minimum 12 month Tenancy

### 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, continue through the village and out towards Wallingford. Just before the petrol station, turn left onto Halfpenny Lane and continue for about ½ mile and The Stables will be found on the right hand side, being the right hand property.

### 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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