

27 NEWNHAM GREEN

CROWMARSH GIFFORD ✦ WALLINGFORD ✦ OXFORDSHIRE

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CHOLSEY - 2 miles ✦ OXFORD - 12 miles ✦ HENLEY ON THAMES - 10 miles ✦ ABINGDON - 9 ½ miles ✦ DIDCOT - 4 ½ miles ✦ READING - 13 miles ✦ M4 at THEALE (junction 12) - 13 miles ✦ M40 LEWKNOR (junction 6) - 9 miles (Distances approximate)

A three bedroom terraced property tucked away within this delightful cul-de-sac, centrally located just half a mile away from the Bridge providing access to all the amenities of Wallingford and also just steps away from the Outstanding village Primary School. The property offers a spacious kitchen/diner with generous storage, a low maintenance garden with summer house and a garage located in a nearby block.

- Terraced House
- Sitting Room with Large Windows
- Kitchen/Diner with Ample Storage
- Three Bedrooms
- Bathroom with Bath & Separate Shower

- Low Maintenance Rear Garden
- Summer House
- Garage

- Very Near to Primary School





SITUATION

The ancient market town of Wallingford owes its importance largely to its strategic position approximately mid-way between Oxford and Reading on the Icknield Way, at a natural fording point of the River Thames and therefore on the direct 'East to West' route used by travellers from as far back as the Bronze age linking East Anglia with the West Country and Wales.

Kings and Queens through the ages have been associated with Wallingford and its castle. The Danish King Sweyn burnt it, Edward the Confessor rebuilt it, William the Conqueror marched his army over the ford, Queen Mathilda fled over the frozen river to sanctuary in 1142, Henry II granted its charter in 1155, Henry VIII spent summers there and Queen Elizabeth I rebuilt the old mediaeval bridge with stones from the priory her father had destroyed.

During the Civil Wars, the town supported the Royalists and as a result Cromwell destroyed the castle. In the 18th Century Judge Sir William Blackstone who lived in the town wrote the first major commentary on the laws of England, which formed the inspiration for the American Constitution.

A terrible fire destroyed most of the mediaeval architecture in the town but there are numerous period buildings of great merit dating from the 16th century onwards, notably the Town Hall built in 1670, the 16th century George Hotel (an old coaching inn) and the Corn Exchange, of Italianate design, now a Theatre and Cinema.

The town now boasts a population of just over 6,000 and is a bustling market town and popular riverside touring centre with a wide range of interesting Artisan shops a Waitrose Supermarket, restaurants and Cafes, a Museum and a Cottage Hospital.

There are excellent road communications for the surrounding important towns and motorway networks, with Cholsey and Didcot both having mainline stations providing fast commuter services up to London (Paddington) via Reading.

PROPERTY DESCRIPTION

The front door opens into an enclosed porch, with a glazed door opening into the sitting room, with large windows overlooking the front and original parquet flooring. This room leads into the kitchen/diner which is fitted with a contemporary range of gloss units with oak worktop, ample storage and space for freestanding appliances.

A staircase leads to the first floor landing. Here there are three bedrooms, two doubles and one single in size. The family bathroom is fitted with a traditional freestanding roll top bath and separate shower with subway tiling.

OUTSIDE

The property is approached via a pedestrian walkway at the front with lavender lined path leading to the front door.

The rear garden has been laid with flagstone patio for low maintenance, with a central circular feature. There is an insulated timber summer house at the bottom of the garden with double doors, light and power. A gate at the rear leads out to the garage, which can be found within a nearby block.









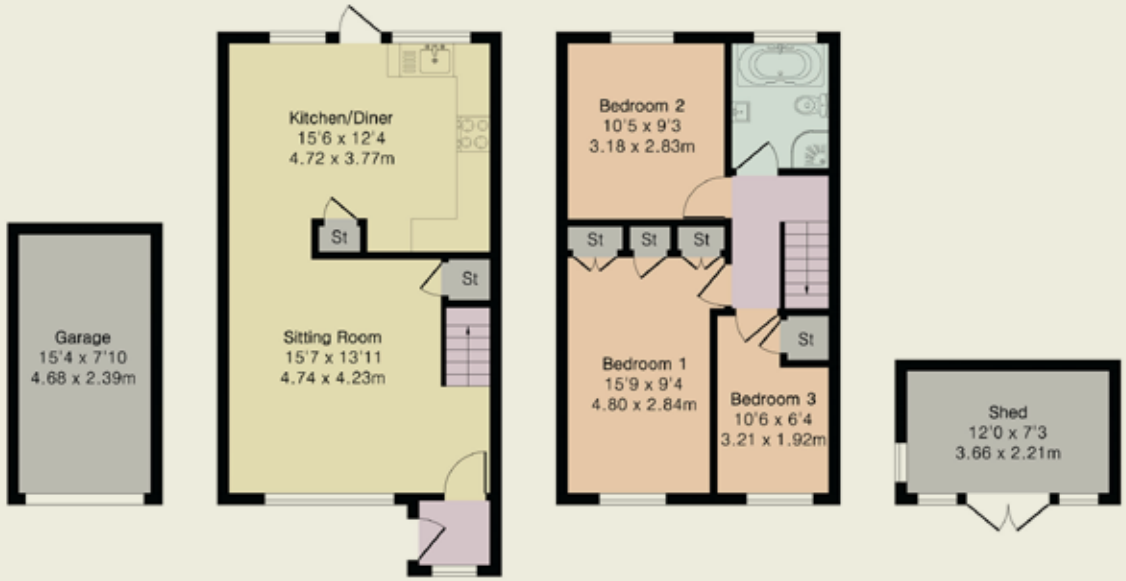






Approximate Gross Internal Area 844 sq ft - 78 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 431 sq ft – 40 sq m
First Floor Area 413 sq ft – 38 sq m
Garage Area 120 sq ft – 11 sq m
Outbuilding Area 87 sq ft – 8 sq m







GENERAL INFORMATION

Services: All mains services, gas fired central heating.

Council Tax: C

Energy Performance Rating: C / 75

Postcode: OX10 8EW

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:
///motive.hill.mango

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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