

Little Martins, Wallingford, OX10 0FT

£425,000

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Located in a pleasant cul-de-sac within one of South Oxfordshire's most desirable villages is this well presented, modern two bedroom family home.

The accommodation comprises of entrance hall, cloakroom, kitchen and a good sized living/dining room leading onto a private rear garden. On the first floor there are two spacious double bedrooms and a family bathroom. The property also benefits from driveway parking for multiple vehicles, UPVC double glazed windows and gas fired central heating.

For the location and presentation to be fully appreciated; this house must be viewed.







Key Features

- Desirable Village Location
- Well Presented Throughout
- Two Double Bedrooms
- Cloakroom
- Driveway Parking
- East Facing Garden







The Location

Located in the highly sought after village of Brightwell-cum-Sotwell, situated between Wallingford and Didcot, about 14 miles south of Oxford and 15 miles west of Henley-on-Thames. The village comprises of some lovely period properties situated along narrow twisting lanes where large trees, high hedgerows and high walls are characteristic. Village amenities include a primary school, a post office, a public house and two parish churches.

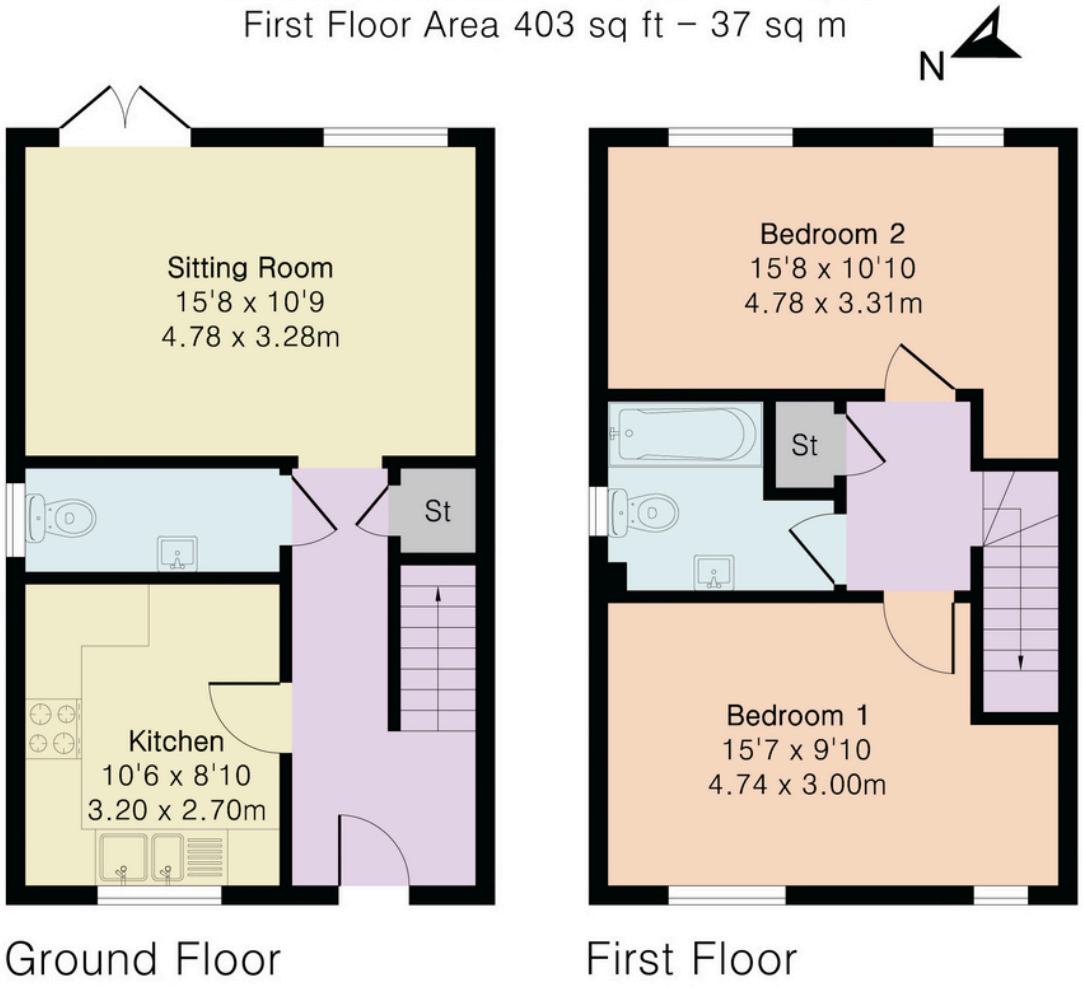
The nearby Thameside town of Wallingford has a Waitrose and a variety of shops, restaurants, pubs and cafe's, together with a monthly Farmer's market, cinema and theatre. Road and rail connections are excellent, with access to the M4 J12, the A34 to Newbury and Oxford and the M40 (J6). Didcot Parkway station provides a regular service to London, Paddington. There is an excellent choice of state and independent schools in the area including a state primary in the village.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has parking. There is a maintenance charge for the upkeep of the development of approximately £19 per month. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property

Approximate Gross Internal Area 806 sq ft - 74 sq m

Ground Floor Area 403 sq ft – 37 sq m

First Floor Area 403 sq ft – 37 sq m



Ground Floor

First Floor

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.

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