



1 THE SHAMBLES

WALLINGFORD ♦ OXFORDSHIRE

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Wallingford centre - 3 minute walk ♦ Cholsey - 4 miles ♦ Goring on Thames - 7 miles ♦ Oxford - 14 miles ♦ Henley on Thames - 12 miles ♦ Reading - 15 miles ♦ M4 at Theale (J12) - 14 miles ♦ M40 at Lewknor (J6) - 12 miles ♦ Didcot - 6 miles
(Distances and times approximate)

Located in a beautiful development within the heart of this bustling town, with shops and restaurants only a short walk away as well as wonderful walks along the River Thames and within 4 miles of a mainline railway station into London Paddington.

A lovely presented 2 bedroom, 1 bathroom ground floor apartment with allocated parking.

- ♦ Entrance Hall
- ♦ Living Dining Room
- ♦ Fitted Kitchen
- ♦ 2 Bedrooms
- ♦ Shower Room

♦ Communal Grounds

♦ Allocated Parking for 1 Car Plus Visitors Spaces



SITUATION

The ancient market town of Wallingford owes its importance largely to its position being approximately mid-way between Oxford and Reading on the Icknield Way, at a natural fording point of the River Thames.

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 together with a Waitrose Supermarket, restaurants and Cafes. Other facilities include a Museum and a Cottage Hospital and most importantly Primary and Secondary Schools.

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) overall in approximately an hour via Reading.

Crossrail services have commenced from Reading, which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.

There is also a fantastic bus service, with buses every ½ to both Reading & Oxford and serving smaller towns like Abingdon and Henley.

PROPERTY DESCRIPTION

1 The Shambles is a purpose built ground floor apartment within the heart of Wallingford. Just a short walk from all the shops, including Waitrose and the Corn Exchange cinema. Entrance is into hallway with doors leading to all rooms, the living dining room overlooks the front and there is a separate fully fitted kitchen with built in appliances. There are 2 bedrooms and a shower room.

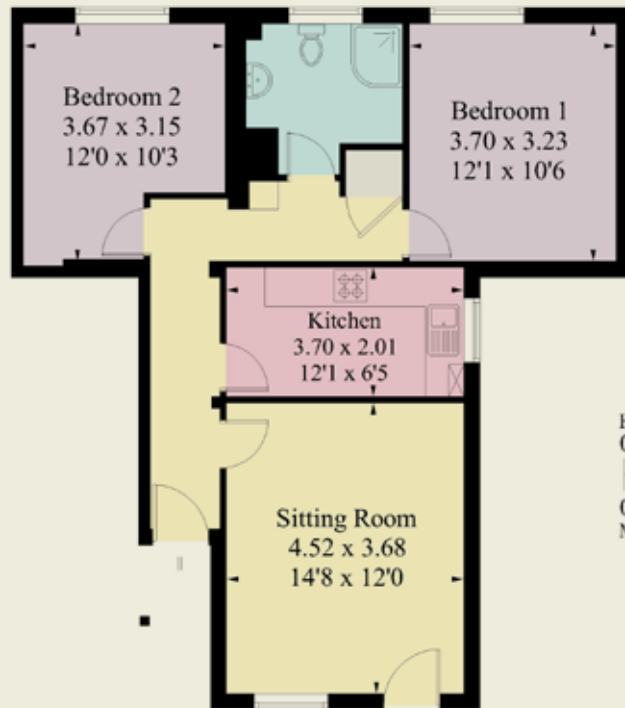
OUTSIDE

The private parking is to the front of the building.



1 The Shambles, Wallingford, Oxfordshire, OX10 0JS

Approximate Gross Internal Area = 64 sq m / 688 sq ft



CREATESPACE DESIGN ref 691

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

GENERAL INFORMATION

Services: Mains Gas, Electricity, water and drainage are all connected to the property.

Council Tax: C

Energy Performance Rating: C / 71

Postcode: OX10 0JS

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue up the high street to the Railway bridge at the top. Turn left and continue on the Wallingford Road out of the village of Goring. This road turns into the Wallingford Road and continue out of the village for a few miles, through South Stoke and North Stoke. At the junction with the A4074, turn left towards Wallingford and then left again at the next roundabout signposted for Wallingford / Didcot. At the first roundabout, take the third exit towards Wallingford centre onto Winterbrook Road and continue towards the centre of the town. At the mini roundabout turn right and at the junction go straight ahead and around to the left past the car park and continue straight until the road goes around to the right and around the corner is the right turning for the communal drive and parking for The Shambles.

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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