

35 UNDERHILL

MOULSFORD ✦ OXFORDSHIRE

Warmingham
www.warmingham.com









35 UNDERHILL

MOULSFORD ✦ OXFORDSHIRE

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)

A detached family home located within this popular residential no through road within Moulsford, providing fantastic access to local private schools Cranford School and Moulsford Prep. The house has been extended by the current owners to provide open plan, flexible and sociable space, with all primary living areas oriented towards the rear garden. The garden is a particular delight, West facing and abutting open fields to the rear, with lovely views from the house as well, sitting on a plot measuring 0.25 acres in total.

- ✦ Detached Family Home
- ✦ Cul de Sac Location

- ✦ Solar Panels Benefitting from Feed-In Tariff
- ✦ Energy Efficient with EPC Rating B

- ✦ Open Plan Living Space
- ✦ Garden Room with Vaulted Ceiling
- ✦ Recently Updated Kitchen
- ✦ Utility Room & Garage
- ✦ Four Bedrooms, Two Bathrooms

- ✦ West Facing Rear Garden
- ✦ Abutting Fields to the Rear with Views

- ✦ Plot of 0.25 Acres

- ✦ EV Charger



SITUATION

The small South Oxfordshire village of Moulsford 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 School and Moulsford Prep, as well as being served by many others locally from state to private, including, Streatley Primary School, Cholsey Primary School, Wallingford Secondary School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

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 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

The front door opens into a spacious and light entrance hall with large windows, an understairs storage cupboard and a WC. The sitting room is accessible from the hall, and is also open to the extended living space at the back of the house. This space, extended by the current owners to provide a vaulted room with ample windows allowing views of the garden from every primary living space within the ground floor. With French doors opening to the garden, allowing a real sense of indoor/outdoor living, this is also a fantastic entertaining space and can be used flexibly to suit a variety of uses. The kitchen also overlooks the garden, re-fitted by the current owners within the last five years to include a contemporary range of gloss units with granite worktops and integral appliances including fridge/freezer, dishwasher, oven and induction hob. The kitchen also leads to the utility with auxiliary sink, space for both washing machine and tumble dryer, and doors to the side passage as well as into the garage. A study at the front completes the ground floor.

A turning staircase leads to the first floor landing with an airing cupboard. The main bedroom is rear aspect with a stunning view across the garden and over the adjacent fields and rolling countryside behind. There is a full range of built in wardrobes and an en-suite shower room. There are three further bedrooms, two doubles and one single in size, all with a front aspect. The family bathroom is a generous size, with a large velux window, fitted with a bath and separate shower.

OUTSIDE

A block paved drive at the front with additional gravelled space provides ample parking for multiple cars leading to the garage with an EV charging point. Gated access at the side leads to the rear.

The rear garden is a particular delight, offering a West facing aspect, with a large flagstone patio adjacent providing a fantastic seating area. A pergola covered path leads into the garden, laid to lawn, with planted beds, apple trees and lavender bushes. The garden abuts open fields to the rear, with an attractive outlook towards rolling hills beyond. A timber shed provides excellent storage, and the garden is bounded by a mix of mature hedging. The plot as a whole measures 0.25 in all.

There is a single garage with an up and over door, light, power and an integral door into the utility room.











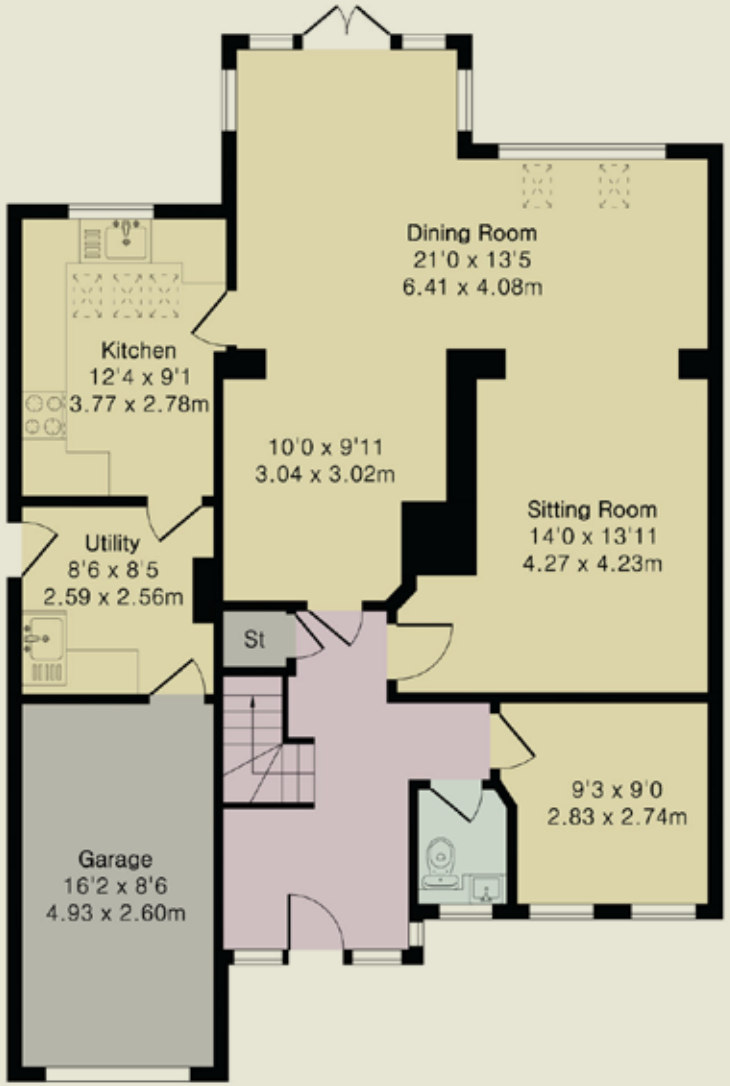




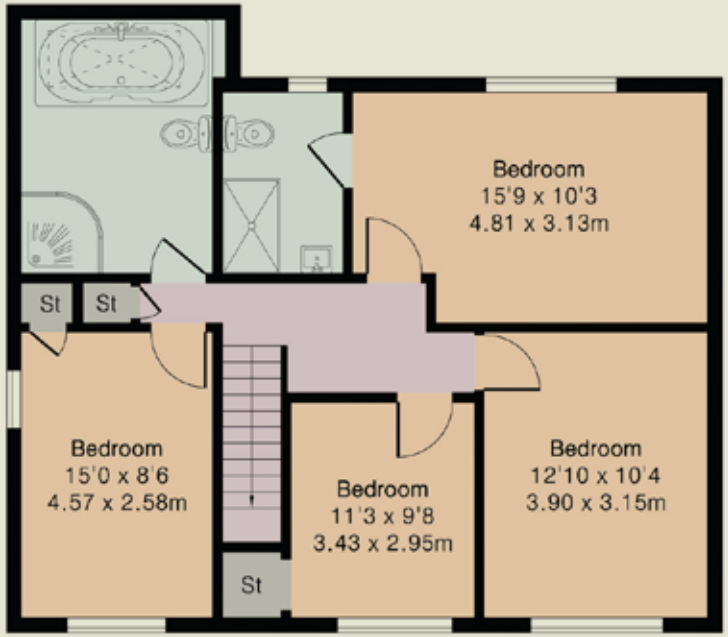
Approximate Gross Internal Area 1864 sq ft - 173 sq m
(Including Garage)

Ground Floor Area 1118 sq ft – 104 sq m

First Floor Area 746 sq ft – 69 sq m



Ground Floor



First Floor













GENERAL INFORMATION

Services: Gas fired central heating. Solar panels for electricity, benefitting from the feed in tariff, generating approximately £900 per annum. Shared used of the SODC-maintained sewage treatment plant, at a charge of £54.80 pcm. Water softener.

Council Tax: E

Energy Performance Rating: B / 88

Postcode: OX10 9JH

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:
///drives.concluded.pity

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.

Warmingham
www.warmingham.com

01491 874144
4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT
E: sales@warmingham.com
www.warmingham.com







