



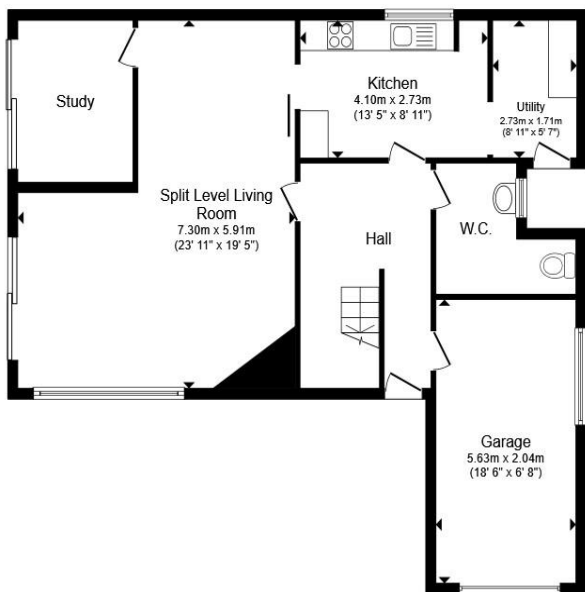
Albert House, Ferry Lane, Moulsoford, Wallingford OX10 9JF

Welcome to

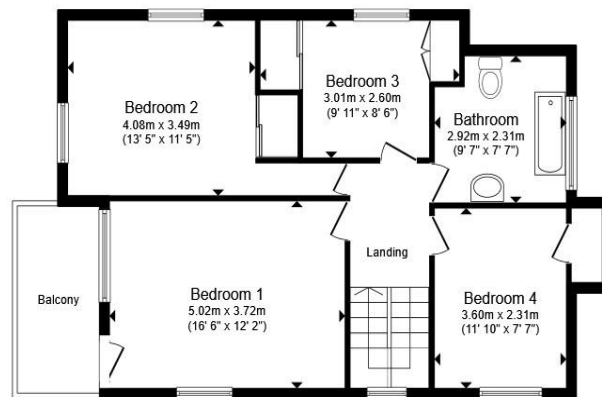
Albert House, Ferry Lane, Moulsoford, Wallingford

Albert House is an individual 1960's detached property, offering four bedrooms and mooring rights on the River Thames. It stands at the top of a driveway at the end of a Cul-De-Sac 250ft from the river. The property sits in the centre of the plot and offers ample scope for enlargement (subject to planning permission). It enjoys views of the Chilterns and, in winter months, views down to the river. The property is accessed via a gravel drive, with a shared entrance, leading up to the property which benefits from being in a slightly elevated position. The accommodation comprises a split-level entrance and living/dining room, study, kitchen, utility room and cloakroom on the ground floor. A galleried first floor landing gives access to all bedrooms and the bathroom. The master bedroom has a balcony overlooking the garden. The house is filled with natural light throughout the day. In the garden, the lawn is enclosed by mature hedging. There is a large timber workshop and part integral garage. Internal viewing is highly recommended.

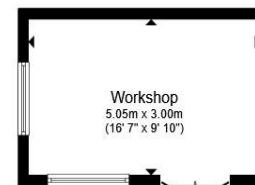




Ground Floor



First Floor



Outbuilding

Total floor area 184.4 m² (1,984 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Kitchen

Split Level Living/Dining Room

23' 11" x 19' 5" (7.29m x 5.92m)

Study

Utility Room

8' 11" x 5' 7" (2.72m x 1.70m)

Cloakroom

Galleried Landing

Bedroom With Balcony

16' 6" x 12' 2" (5.03m x 3.71m)

Bedroom 2

13' 5" x 11' 5" (4.09m x 3.48m)

Bedroom 3

9' 11" x 8' 6" (3.02m x 2.59m)

Bedroom 4

11' 10" x 7' 7" (3.61m x 2.31m)

Bathroom

9' 7" x 7' 7" (2.92m x 2.31m)

Front And Rear Gardens

Workshop

16' 7" x 9' 10" (5.05m x 3.00m)

Garage

18' 6" x 6' 8" (5.64m x 2.03m)

Mooring Rights

Welcome to

Albert House, Ferry Lane, Moulsoford Wallingford

- Individual detached family house
- Mooring rights
- Scope to enlarge/create a substantial home
- Four Bedrooms
- Split Level Living

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: G

Moulsoford is a charming village beside the River Thames, just north of Streatley and south of Wallingford. The village has two private schools - Cranford House School and Moulsoford Preparatory School. Close by is The Beetle & Wedge Riverside Inn & Restaurant. Goring-on-Thames (2.5 miles) and Cholsey (2 miles) have mainline railway stations with direct access to Reading, Oxford and London Paddington. The M4 junction 12 and the M40 J8 are both within easy access. The Thames Path can be accessed from the house providing miles of walking and boating on the Thames.

£900,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/WLF105213](https://www.allenandharris.co.uk/Property/WLF105213)



Property Ref:
WLF105213 - 0009

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