



# BARN COTTAGE

WALLINGFORD ♦ OXFORDSHIRE



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Wallingford - 1.6 miles ♦ Abingdon - 10 miles ♦ Oxford - 11 miles  
♦ Thame - 15 miles ♦ Reading - 17 miles ♦ Goring on Thames -  
8.5 miles ♦ Henley on Thames - 14 miles ♦ M40 at J7 - 10 miles ♦  
Cholsey Station - 5 miles ♦ Didcot Station - 7 miles  
(Distances approximate)

Situated in a beautiful elevated countryside location with stunning views of the River, Chiltern Hills, Thames Valley, and excellent road and rail links with access to London Paddington in under one hour.

Properties as beautiful as this are rarely seen on the market, an exquisite semi-detached country home, sympathetically refurbished and offering accommodation of 2,174 sq. ft, including 3 reception rooms, 5 bedrooms and 3 bathrooms, set within stunning grounds of 0.642 of an Acre in an idyllic location

- ♦ In a Stunning Elevated Location With Breathtaking Views Across The River Thames and Thames Valley to the beautiful Chiltern hills an Area of Outstanding Natural Beauty
- ♦ Excellent Road and Rail Links With Mainline Railway Within 5 Miles With Commuter Trains To London Paddington
- ♦ Easy walking distance of Wallingford town centre
- ♦ Great Choice of Both State & Private Schools Within Easy Reach
- ♦ Beautifully Refurbished To An Exceptionally High Standard with original internal and external solid stone walls, and one of a pair of houses created from the original barns
- ♦ 3 Reception Rooms
- ♦ 5 Bedrooms and 3 Bathrooms
- ♦ Landscaped Gardens & Grounds of 0.642 of an Acre, incorporating large front garden, vegetable patch, lawn/play area, orchard, abundance of soft fruit trees/shrubs and wild area
- ♦ Driveway & Car Port
- ♦ In All Extending To 2,805 sq ft including outbuildings



## SITUATION

The property is situated conveniently in a very secluded location well away from main roads and behind a Vineyard, off the Shillingford Road in Wallingford, being easily accessible for Oxford, Reading, the M40 and M4 plus a choice of mainline stations.

The ancient town of Wallingford, recently ranked the best place to live in Oxfordshire and one of the top 50 best places to live across England and Wales in the Garrington, owes its importance largely to its position. Approximately mid-way between Oxford and Reading on the Icknield Way.

The town now boasts a population of nearly 8,500 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 there is also a fantastic bus service, with buses every ½ to both Reading & Oxford and serving smaller towns like Abingdon and Henley on Thames.

In addition to having well regarded local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory 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.

## PROPERTY DESCRIPTION

Originally part of Rush Court Estate, a significant estate for the area that can be dated back to before the Norman conquest and was only separated after the Second World war, at which point Barn Cottage was created from the estates stone barns that also housed the stables and kennels. A stone plaque can be seen on the front of the property highlighting the date the barns were constructed (1824) and the builder (C.G. - Charles Greenwood).

Originally part of Rush Court Estate, Barn Cottage dates back to 1824 and retains its distinctive period look with stunning stone elevations under a clay tile roof. Sympathetically restored by the current owners to a very high standard, the property encapsulates its rich history with restored original doors, beamed rooms and stripped floors, alongside new Limestone flagstone flooring and double glazed wooden heritage windows. Entrance is under an oak timbered porch with tiled roof through a bespoke wide front door into the reception hall. To the far end is the staircase with storage underneath. Both the sitting room and family room/study are found to the front of the house. The sitting room has a corner inset fireplace with an inset Clearview woodburner and the family room/study has a jet master grate. The inner hall is off the main reception hall and has a storage cupboard and this is also where the boiler is located. A door then leads into the utility room with cloakroom. Double glazed doors take you through to the kitchen breakfast room at the back of the property which has the most wonderful views and towards the dining end are French doors leading onto an elevated terrace, perfect for "al fresco" dining. The green kitchen units are by The Unfitted Kitchen company, with American Walnut worktops. There is underfloor heating throughout. Upstairs, the main bedroom has triple wardrobes and an ensuite shower room. There are 4 further double bedrooms, plus family bathroom with double ended Heritage bath and a shower room with large walk-in shower. On the landing is a double airing cupboard with water tank. The property has generous rooms and beautifully presented. An early viewing is advised.

## OUTSIDE

The property is approached via a long private driveway with five bar gate leading onto the driveway for Barn Cottage. There is parking for several cars as well as a detached timber framed double garage which is open fronted, offering further parking and incorporating a store shed. There is a generous front garden leading up to the property, with filled borders and shrubs in-between a footpath. To the right are two former double stable blocks, one currently used for garden storage and then the second having been converted into a wonderful game's room/bar, perfect for entertaining.

The gardens wraparound the property and feature a fantastic kitchen garden with greenhouse and raised beds off to the side, as well as a large manicured lawned area in front of a low circular wall. At the back of the property is the lower garden leading down to an orchard area and fruit cages, providing an array of fruits to enjoy alongside wild garlic and planting. From the house there is a terrace running round the side and back, which allows for sitting and enjoying the panoramic views of the breathtaking countryside with River Thames running through, sights of which are hard to beat. The grounds extend to 0.642 of an Acre and compliment this delightful property.

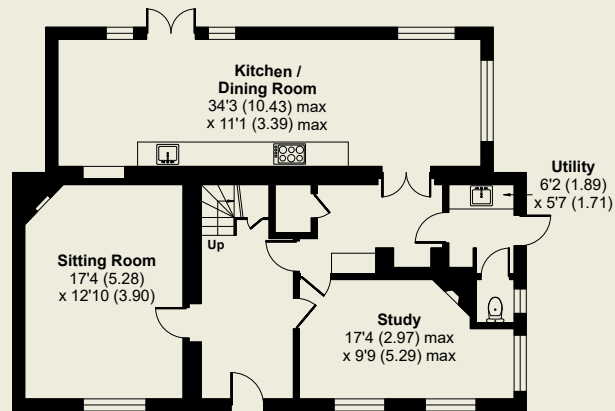
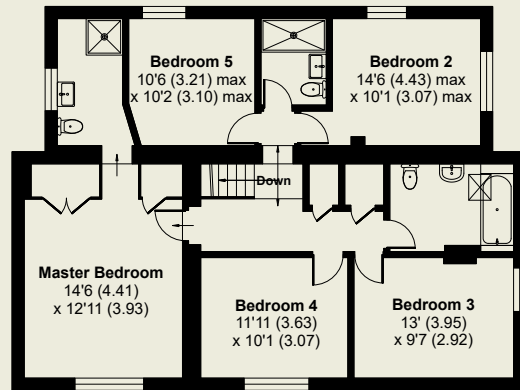
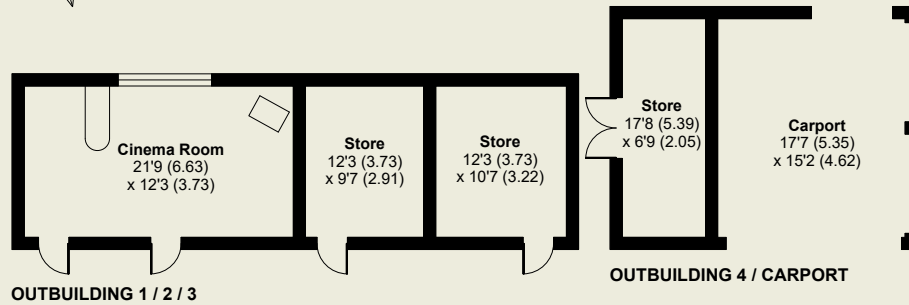




# Barn Cottage, Shillingford Road, Shillingford Hill,

House Total Approximate Area = 2174 sq ft / 202 sq m  
 Outbuildings; excluding Carport = 631 sq ft / 58.6 sq m  
 Total = 2805 sq ft / 260.6 sq m

For identification only - Not to scale





## GENERAL INFORMATION

**Services:** Mains water and electricity are connected. Oil fired central heating and hot water with high pressured hot water system. Septic tank drainage. Water softener. High speed fibre broadband.

**Council Tax:** G

**Energy Performance Rating:** D / 61

**Postcode:** OX10 8LJ

**Local Authority:** South Oxfordshire District Council  
Telephone: 01235 422422

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

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## 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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