



Church End, Wallingford, OX10 7AT  
£550,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





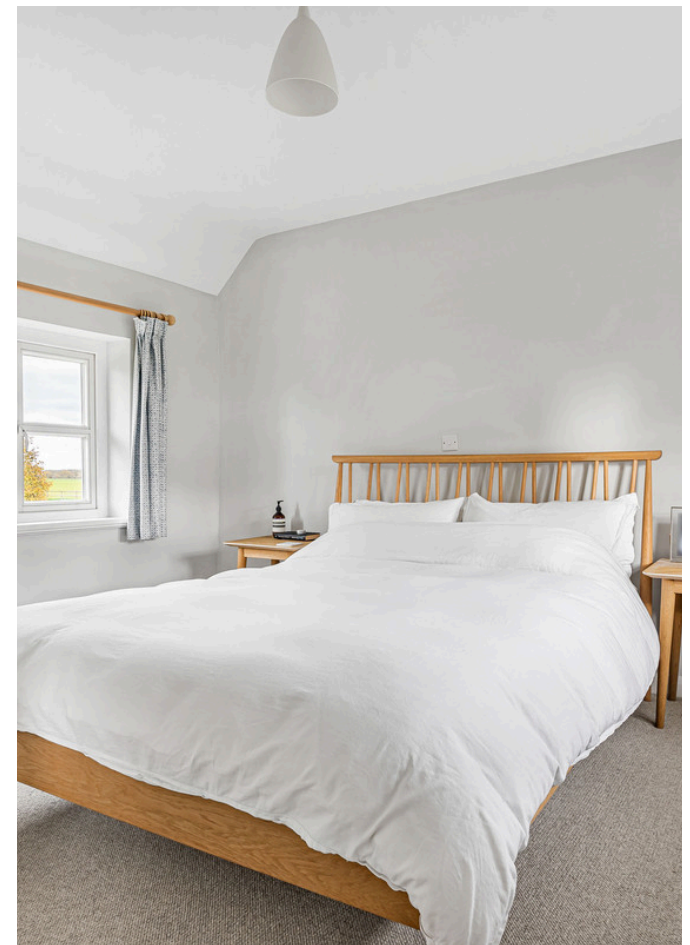
## The Property

Nestled in a picturesque setting overlooking the village church, this charming three-bedroom cottage dates back to the late 1800s and beautifully blends period character with modern features.

The heart of the home is a spacious farmhouse-style kitchen, with integrated appliances and solid worktops. A welcoming lounge features elegant oak flooring and a striking feature fireplace with modern wood burner as well as access to the garden. On the first floor this family home offers three well-proportioned bedrooms, with built in wardrobes from the principal bedroom, all of which are complemented by a family bathroom. Further enhancing the home is a superb self-contained annex, ideal for guests or an additional hobby room or office. This space benefits from underfloor heating, a contemporary shower room, and bi-fold doors that open directly onto the garden, seamlessly connecting indoor and outdoor living. Additional benefits include a practical utility room and driveway parking for multiple vehicles.

To fully appreciate this delightful cottage offering countryside charm in a truly enviable location, viewings are highly recommended.





## Key Features

- Charming three/four bedroom cottage
- Self contained annex with bi-fold doors and underfloor heating
- Village location overlooking the church
- Wood burner
- Driveway parking
- Kitchen/diner with separate utility



## The Location

Drayton St Leonard is in an idyllic South Oxfordshire location on the banks of the River Thames. This traditional village has many old and historical houses, a church, and village hall. It is well placed for access to both Oxford (6 miles) and the Thames Valley as well as the M40 (Junction 7, 6 miles) for London and Birmingham. The market town of Wallingford (7.5 miles) provides comprehensive day to day amenities and a range of shops, including Waitrose. The many excellent private schools in both Oxford and Abingdon are easily reached and the village falls within the catchment area for St Birinius C of E primary school in Dorchester on Thames, with secondary schooling in Abingdon.

Some material information to note: LPG central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard to superfast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers with the possible exception of Three network. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We are not aware of the presence of asbestos, but buyers are advised to conduct their own investigations and obtain their own independent advice. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.

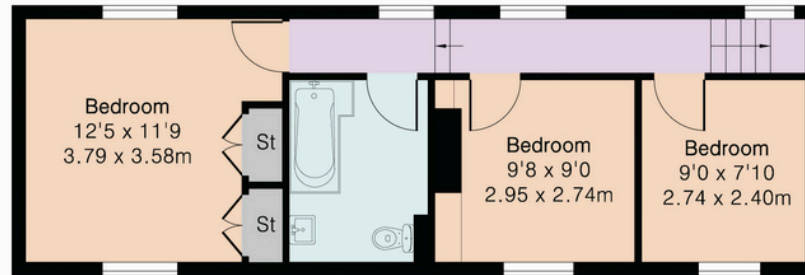


**Approximate Gross Internal Area 1139 sq ft - 106 sq m  
(Including Annexe)**

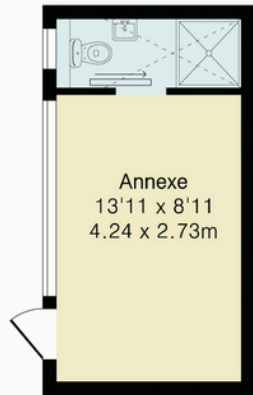
Ground Floor Area 536 sq ft – 50 sq m

First Floor Area 445 sq ft – 41 sq m

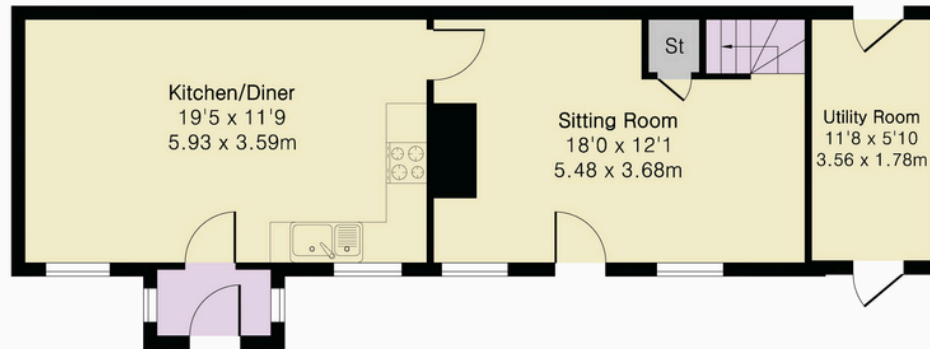
Annexe Area 158 sq ft – 15 sq m



First Floor



Annexe



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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