



FERRY LODGE

39 WALLINGFORD ROAD ♦ SHILLINGFORD ♦ OXFORDSHIRE

Warmingham
www.warmingham.com



FERRY LODGE

39 WALLINGFORD ROAD ♦ SHILLINGFORD ♦ OXFORDSHIRE

Wallingford - 2 miles ♦ Abingdon - 8.5 miles ♦ Oxford - 10 miles

♦ Thame - 13.5 miles ♦ Reading - 15 miles ♦ Goring on Thames - 8 miles ♦

Henley on Thames - 13 miles ♦ M40 at J7 - 8.5 miles

♦ Cholsey Station - 6.5 miles ♦ Didcot Station - 7.5 miles

(Distances approximate)

Situated just steps from the historic Shillingford Bridge is this mid-Victorian detached residence. The property has recently been sympathetically extended by the current owner, now blending Victorian charm and craftsmanship with a modern lifestyle and contemporary aesthetic. The property boasts extensive accommodation, extending to in excess of 3,400 sq ft, with open plan living space and 11 ft ceilings to the first floor. The primary bedroom suite has a dressing room and en-suite, with Juliet balcony overlooking the South-East facing walled garden and distant fields beyond. Additionally a self-contained 2 bedroom annexe offers total versatility, or could provide excellent additional income if rented out.

The property is conveniently located for access across the bridge into the market town of Wallingford, with a wealth of amenities, whilst at the same time is only 50 yards from the River Thames offering excellent access to walks and riverside restaurants. There are excellent road and rail links, with commuter trains from nearby Cholsey or Didcot Stations offering access to London Paddington in under one hour.

♦ 1850s Victorian residence with modern extension

♦ Open plan living accommodation with bi-folding doors

♦ Primary bedroom suite with dressing room, en-suite & Juliet balcony

♦ Four further double bedrooms, with 3.5 meter high ceilings

♦ South-East facing Walled Garden offering total privacy

♦ First floor views over gardens & fields beyond

♦ Self contained 2 bedroom Annexe offering additional income potential

♦ Excellent Road & Rail links with Mainline Railway within 5 miles

♦ Great selection of State & Private Schools nearby

♦ Available with No Onward Chain



SITUATION

Shillingford is a small village lying by the Thames some 2 miles north of Wallingford. The village has a number of 18th century houses and a grand brick built bridge dating from 1827 spanning the river. Conveniently situated, being easily accessible for Oxford, Reading, the M40 and M4 and with a choice of mainline railway stations locally.

The ancient town of Wallingford owes its importance largely to its position, approximately mid-way between Oxford and Reading on the Icknield Way, at a natural fording point of the River Thames and therefore on the direct 'East to West' route for travellers from as far back as the bronze age up to the 20th century.

A terrible fire destroyed most of the medieval architecture in the town but 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 Italian design, now a theatre.

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 Community Hospital and there is also a fantastic bus service, with buses every half hour 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

An oak framed covered porch with a hardwood door leads into the entrance hall. LVT herringbone flooring runs throughout, and the entrance is open to a front aspect reception hall or study space with a walk-in bay window and wooden wall panelling. The sitting room is front aspect, again with a walk-in bay window with sash windows, and a fireplace (currently blocked but suitable to be used as either an open fire or with a woodburning stove). The spectacular open plan kitchen/dining/living room is located within the extended part of the home, with aluminium bi-folding doors running across the rear of the house. The kitchen is fitted with a contemporary range of handleless units with quartz worktop and an oversized kitchen island with a breakfast bar. AEG appliances include an induction hob with an in-built extractor, dishwasher and double ovens. The living space has in-built wall niches with lighting. A WC, again with panelled walls, and a boot room/utility complete the ground floor accommodation. The boot room offers additional storage space, an auxiliary sink, space and plumbing for a washing machine and a door to the garage.

A turning staircase leads to a galleried landing, with 3.5 meter ceilings and oversized bespoke doors. The primary suite is accessed via double doors, dual aspect with a Juliet balcony overlooking the walled garden and distant fields beyond. The luxury en-suite is fitted with a walk-in shower with contemporary tiling. There is a dressing room to complete the suite. The guest suite also has a dressing area and en-suite shower room. There are three further bedrooms, all doubles in size. The family bathroom is fitted with both a walk-in shower and contemporary freestanding bath.

There is also a self contained annexe within a converted barn located to the side of the property, with its own private access. French doors open at the side into an open plan living space with exposed brick wall and rafters. The kitchen is fully fitted with an electric hob. The bathroom also has exposed brick wall with a bath with shower over. There are two bedrooms, the main bedroom with French doors to a courtyard gravelled garden.

OUTSIDE

An in and out drive with dual electric gates provides gravelled off street parking for multiple cars, leading to the double garage, with double electric roller doors, light, power and a pedestrian door to both the garden and boot room. Gated access at the side leads to the rear.

The charming garden retains the original Victorian brick wall, providing a sense of total privacy and also benefitting from a South-East facing orientation with sun in the garden for much of the day. A flagstone patio laid with porcelain tiles runs along the back of the house, with a seating area and hot tub, water feature and raised beds planted with hydrangea. There is also a covered outdoor kitchen area, and there is a smart lighting system throughout the garden and a state of the art security CCTV system.





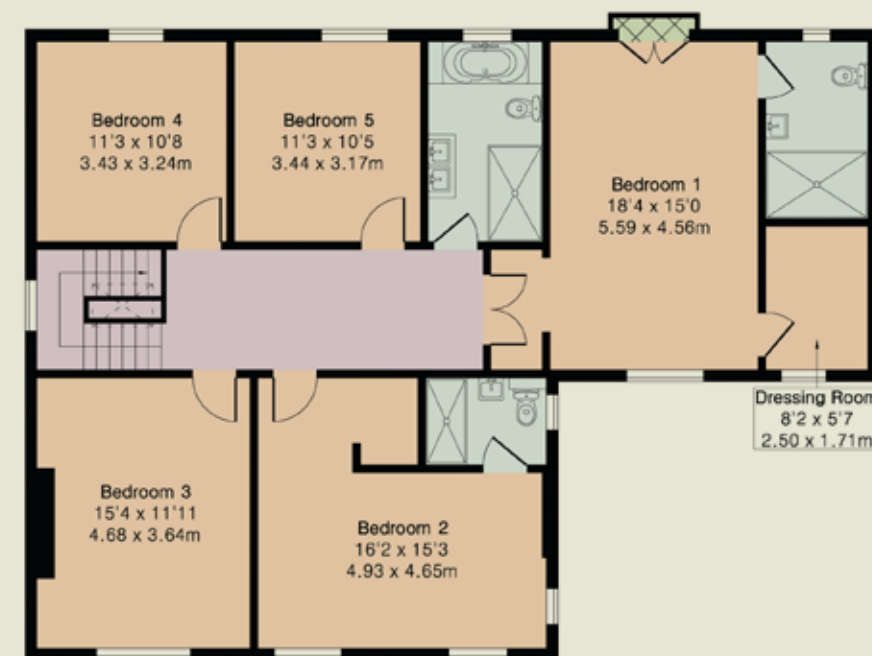
Approximate Gross Internal Area 3412 sq ft - 317 sq m (Including Garage)

Ground Floor Area 2112 sq ft – 196 sq m

First Floor Area 1300 sq ft – 121 sq m



Ground Floor



First Floor



GENERAL INFORMATION

Services: Oil fired central heating on a mega flow system. Underfloor heating throughout the ground floor. Mains water & drainage. The new owner will benefit from a 10 year structural warranty. Hardwired smart security system. Gigaclear broadband.

Council Tax: TBC

Energy Performance Rating: C / 73

Postcode: OX10 7ET

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring bear right and continue up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road and follow to the end, joining the A4074 at the end. At the fourth roundabout take the first exit on the left, onto Wallingford Road. The house will be on your left, 0.3 miles down.

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.



01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

