

PROPERTY AGENTS

JPKnight



Castle Street, Wallingford OX10 8DW



Castle Street, Wallingford

An elegant Victorian villa with its charming accommodation arranged over 3 floors and extending to c.3800 sq.ft. The property is in just under a fifth of an acre, a delightful setting just north of the town and moments from the shops and restaurants.

Replete with period detail that includes high corniced ceilings, original fireplaces and sash windows: it comprises six bedrooms and three bathrooms, three reception rooms and a kitchen/breakfast room with adjacent boot room and cellar.

There is driveway parking and an inner drive leading to a detached garage. Beautifully established and private gardens feature a central lawn with shrub and plant borders.



Tenure - Freehold

Accommodation

The property has gas central heating to radiators.
Entrance porch with mosaic tiled step.
Reception Hall: Wood floor, egg & dart cornice, staircase with cupboard under.
Cloakroom: High level wc and hand basin, quarry tiled floor, down lighters and leaded light window.

Drawing Room: 17'4 x 15'10 Featuring a large bay window with sashes to the front, fireplace with decorative white surround, tiled insets and hearth. Panelled dado, decorative cornice and ceiling rose.

Dining Room: 15'8 x 15' Large sash window to the front, wood floor, fireplace with white surround, tiled inset and hearth, panelled dado, dentil cornice, ceiling rose.

Music Room: 15' x 10'4 French doors to the garden, wood floor.

Kitchen/Breakfast Room: 20'5 x 18'3 Range of storage units with quartz worktops and waterfall end, stainless steel sink with Quooker tap, appliance spaces. The room features a corner window and sash window, downlighters, wood floor.





Rear Lobby: Door to cellar, larder with shelving and quarry tiled floor, store with gas boiler.

Wine Cellar: 12'7 x 12' Brick floor, high window.

Stairs to 1st Floor Landing: Leaded light stained glass window comiced ceiling, airing cupboard.

Bedroom 1: 17'1 x 16'11 Large sashed bay window, wood floor, fireplace with white surround, tiled slips and hearth, picture rail, comiced ceiling with centre rose.

Bedroom 2: 15'9 x 14'9 Sash window to the front, wood floor, picture rail, comice and rose.

Bedroom 3: 14'11 x 10'10 Sash window to rear, cast iron fireplace, cupboards flank chimneybreast.

Dressing Room: 11'9 x 9'3 Wood floor, sash window.

Bathroom: White 2-piece suite, wood floor, sash window, down lighters.

Separate wc: Low level suite, wood floor, sash window.

Shower Room: Wide shower cubicle, twin hand basin, wood floor, double aspect with sash windows, down lighters.

Stairs to 2nd Floor Landing: Leaded light stained glass window.

Bedroom 4: 18'4 x 14'1 Twin sash window with access to rear fire escape, velux windows either side of the room, large eaves cupboard.

Bedroom 5: 14'10 x 13'8 Double aspect with sash windows, wardrobe, cast iron fireplace.

Bedroom 6: 14'11 x 14'8 Sash window, cast iron fireplace, wood floor, wardrobe,

Bathroom: White 3-piece suite, wood floor, heated towel rail, velux window, tiling.

Outside

To the Front: Low brick wall and laurel hedge to the front, driveway with parking and turning space, further shrubs. Gates through to inner driveway which is paved, leading to the garage with wrought iron gates to the terrace and garden.

Detached Garage: 18'5 x 12'10 Up/over door and power.

Rear Garden: Attractive terrace to the rear of the house, paved with brick patten and raised Koi carp pond. Beyond the gardens feature a central lawn with beautifully stocked shrub and plant borders, a winding path leads to the end.



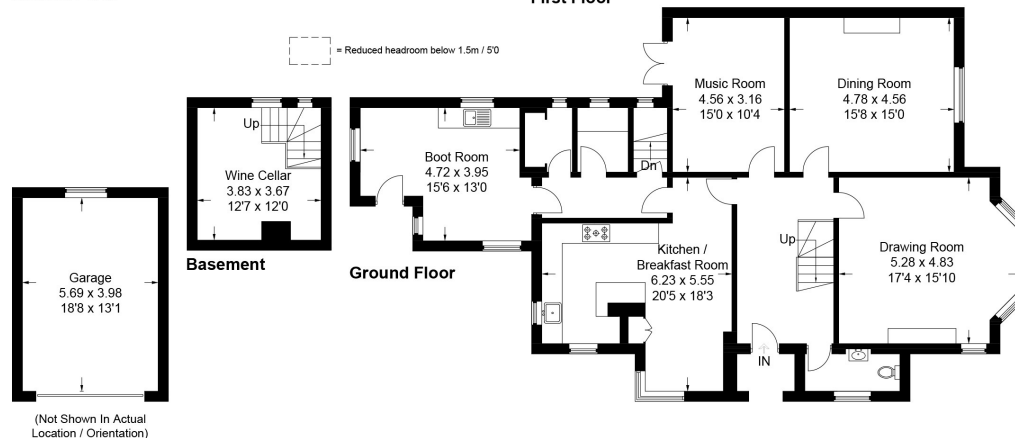
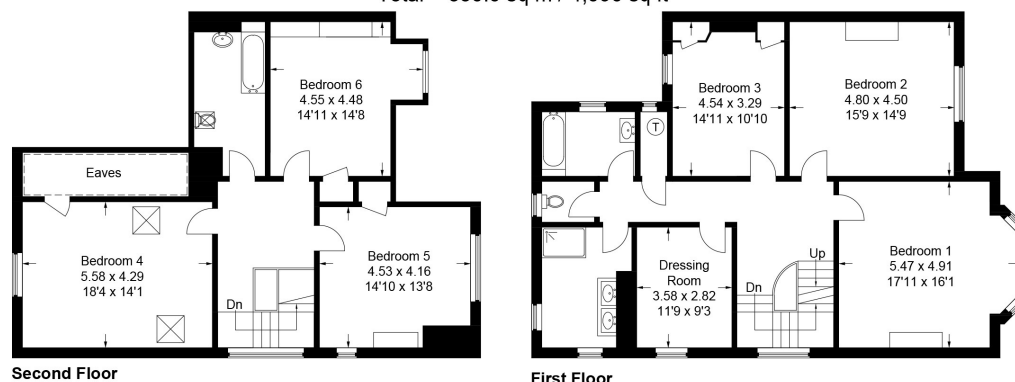


Approximate Gross Internal Area
 Basement = 14.2 sq m / 153 sq ft
 Ground Floor = 140.2 sq m / 1,509 sq ft
 First Floor = 113.8 sq m / 1,225 sq ft
 Second Floor (Excluding Eaves) = 88.7 sq m / 955 sq ft
 Garage = 23.1 sq m / 248 sq ft
 Total = 380.0 sq m / 4,090 sq ft

Directions

Turn right from our offices into St Martin's Street, straight through the traffic lights by Waitrose into Castle Street, the house is on the left after 0.1 mile.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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