



Baldon Lane, Marsh Baldon, OX44 9LT





## Baldon Lane, Marsh Baldon

In a delightful rural setting with wonderful views across countryside to front and rear, an elegant and spacious 1920s home. The property has a 25' living room with stone fireplace and large bay window, separate dining room and 19' kitchen: the upper 2 floors comprise 4 bedrooms and 2 bathrooms.

Outside there is parking on the front drive and a secluded 65' rear garden with passageway to the front.

Set on a no through road leading to the 'Baldons' and two gourmet pubs, the A4074 is just a 1/3 of a mile with access to both Oxford and Reading.



## Tenure - Freehold

Accommodation

The property has gas central heating to radiators and is double glazed.

Enclosed Entrance Porch.

Hall: Stairs to landing, wood style floor.

Living Room: Featuring a large picture window to the front and further window to the rear, stone fireplace and 2 radiators.

Dining Room: Window to the side, radiator, under stairs storage cupboard.

Kitchen: A bright room with window to the side and French doors to the rear garden it is fitted with a range of storage units, wood worktops, stainless steel sink. Electric cooker, stainless steel back plate and extractor hood, space for washing machine and dishwasher, and 'American' fridge/freezer, tiled floor.







Stairs to Galleried Landing: Radiator, loft hatch, linen cupboard, stairs with cupboard under.

Bedroom 2: Window to the front, radiator.

Bedroom 3: Window to the rear, radiator, feature cast iron fireplace.

Bedroom 4: Window to the rear, wood style floor and radiator.

Bathroom: White 3-piece suite including shower and screen over the bath, tiled floor and part tiled walls, window, downlighters.

Stairs to Second Floor: Wardrobe cupboard.

Bedroom 1: Velux window to the front, eaves cupboards, downlighters.

Ensuite Bathroom: White 3-piece suite, window to the rear, heated towel rail, wood style floor.

Outside:

To the Front: There is a drive flanked by a wall and mature hedge.

Shared side passage providing access through to the garden.

Rear Garden: A lovely feature the garden extends to 65' with countryside views beyond it has a brick terrace, with decked seating area, steps to the lawn with trees and shrubs.



#### Directions:

From our offices in St Martin's Street, head towards the High Street, then into Castle Street, onto Shillingford Road, then Wallingford Road at the roundabout. Take the 1st exit onto Henley Road/A4074, at the roundabout, take the 2nd exit and stay on A4074 turn right onto Baldon Lane.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 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.

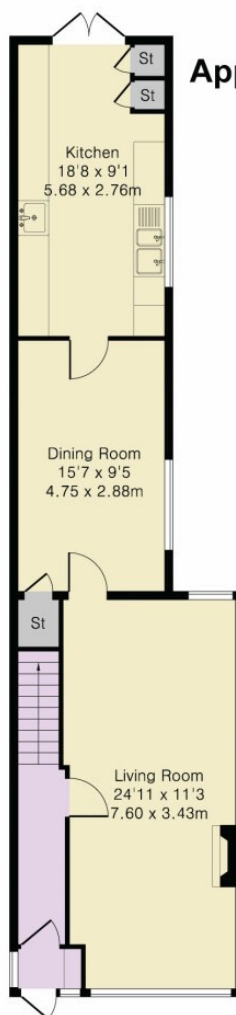


#### Approximate Gross Internal Area 1433 sq ft - 133 sq m

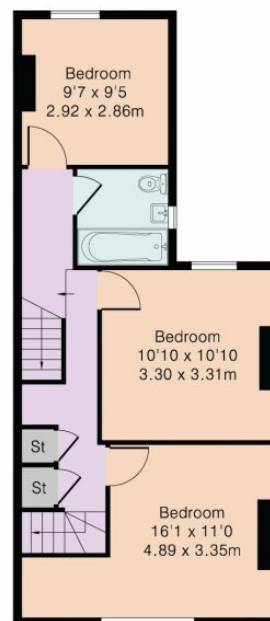
Ground Floor Area 676 sq ft - 63 sq m

First Floor Area 507 sq ft - 47 sq m

Second Floor Area 250 sq ft - 23 sq m



Ground Floor



First Floor



Second Floor

