



Thames Street, Wallingford OX10 0HD



## Thames Street, Wallingford

A charming Grade II listed cottage with spacious accommodation arranged over 3 floors set in this quiet side street in the heart of the conservation area.

The property has 3 bedrooms, bathroom and shower room along with a sitting room, family room and a spacious 27' kitchen/breakfast room with adjacent utility room.

The property also features a delightful courtyard garden that enjoys an excellent degree of privacy. It is within just a few minutes walk of the shops and restaurants of the town centre.



## Tenure - Freehold

### Accommodation

The property has gas central heating to radiators. Front door opens to a 23' hallway with a part panelled dado, quarry tiled floor, radiator. Cupboard housing electric and gas meters and water softener. Cupboard opens to add deep under stair store with steps down to a lower level.

Sitting Room: 13'7 x 13'2 Sash window with shutters to the front, cast iron fireplace with pine surround and terracotta tiled hearth.

Family Room: 12'6 x 7'10 Brick fireplace with raised hearth and a Clearview log stove. Log store to side. And 2 warming cupboards set into the chimney breast, French doors lead out the side path, past the well, to the garden, radiator.





Kitchen/Breakfast Room: 26'8 x 9'1 Fitted with a range of storage units, tiled worktops and white sink. Induction hob, extractor hood set in canopy, double electric oven, fridge and freezer, dishwasher. Tiled floor, two radiators, three secondary glazed windows out the side path that leads to the garden. Spotlights and loft access.

Utility Room: 10'9 x 5'9 Tiled floor, Belfast sink, wood worktop with cupboards and washing machine below, expose brickwork, pine vaulted ceiling, radiator and door two garden.

Shower Room: White 3-piece suite, including a tiled shower cubicle, window, radiator, tiled floor.

Stairs to Landing: Exposed brick and wall timbers, recess housing, two cupboards and the gas boiler.

Bedroom 1: 13'11 x 10'8 Sash window to the front, two double wardrobes, radiator, ceiling timbers, feature brick fireplace.

Bedroom 2: 10'11 x 7'11 Window to rear, radiator, wardrobe.

Bathroom: Freestanding bath, pedestal hand wash basin, low-level wc. Part tiled walls, wood style floor, radiator, ceiling beam.

Stable door from the landing opens to staircase to:

Bedroom 3/Loft Room: 18'4 x 9'8 Dormer window to the front: radiator, exposed beams and timbers, 5'10 ceiling height.

#### Outside

The French doors from the family room, a stable door from the kitchen and utility room all open out to a side path which is 36' x 5'10, paved and gravelled with climbing plants and a stone wall.

This opens at the end onto an attractive courtyard garden, an area of gravel leads to brick steps up to the further terraced area with paving and stonework. Enclosed by brick walling and timber fencing with shrubs and trees.

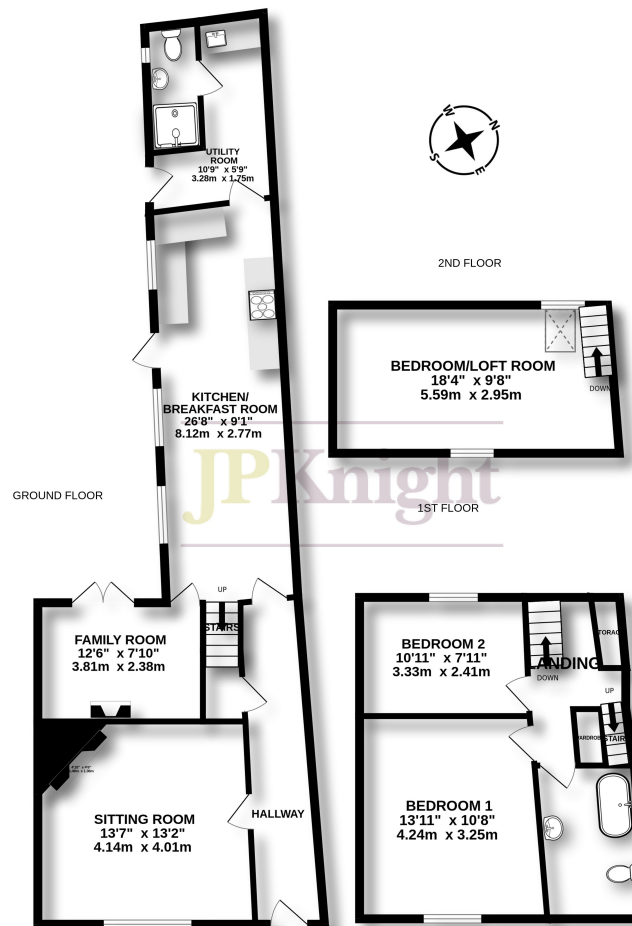


### Directions

Turn left out of our office into St Martin's Street and follow through the Market Place along St Mary's Street. Turn left before The Green Tree into New Road and right into Wood Street. Follow this to the right into Thames Street, the entrance to the property is just off Cherwell Close.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 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.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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