

PROPERTY AGENTS

JPKnight



Willow Court Lane, Moulsoford OX10 9HZ



Willow Court Lane, Moultsford

A bespoke architect designed house set in an idyllic semi-rural location on the edge of this sought after village with fabulous views across the acres of open farmland.

The property's superb accommodation extends to 2500 sq.ft. and has 4 double bedrooms including 2 suites and a luxury bathroom: the living space comprises a sitting room, cloakroom, utility room and a magnificent open plan living/dining room-kitchen with 4 sets of bi-folds doors to the gardens and fireplace with a log stove.

The home features mechanical ventilation with heat recovery, underfloor heating downstairs, 3 attractively fitted bath/shower rooms and a stylish fitted kitchen.

The village features the Beetle and Wedge restaurant, two private schools with train stations in the neighbouring villages of Cholsey and Goring



Tenure - Freehold

The property has gas central heating and is double glazed.

Entrance Porch: Downlighters.

Entrance Hall: 16'2 x 6'2 Downlighters, wood floor and a large storage cupboard.

Cloakroom: White 2-piece suite, window, tiled floor, downlighters.

Sitting Room: 12'3 x 9'7 Double aspect with windows front and side, wood floor, downlighters.

Kitchen/Breakfast Room: 27'1 x 13'6 Attractive in-frame units with worktops and breakfast bar, stainless steel sink.

Rangemaster cooker and extractor hood, bin draw, tiled floor, two sets of bi-fold doors to the loggia, downlighters. Open way to:

Living Room: 29'9 x 15'4 Double aspect with bifold doors to rear and side. Stylish minimalist fireplace with wood mantle and a log stove set on paved hearth: wood floor, downlighters.

Utility Room: 12'3 x 7'2 Door to side, cupboards, worktops and stainless steel sink. Appliance spaces. Tiled floor, gas boiler, downlighters.





Stairs to Landing: Vaulted ceiling with Velux window, walk-in wardrobe.

Bedroom 1: 18'2 x 11' great views to the rear, radiator, vaulted 9'10 ceiling, downlighters.

Ensuite Shower Room: Fitted with a white 3-piece suite incl. wide tiled shower cubicle. Tiled floor, radiator, velux window.

Bedroom 2: 16'10 x 11'7 Windows to rear and side, radiator, vaulted ceiling and downlights.

Ensuite Shower Room: 3-piece suite, wide tiled shower cubicle, tiled floor, radiator, window.

Bedroom 3: 14'3 x 9'3 window to the rear, radiator, vaulted ceiling and downlighters.

Bedroom 4: 14'3 x 9'2 Window to rear, radiator, vaulted ceiling and downlights.

Bathroom: 17'3 x 9'3 Luxury white 4-piece suite including bath and tiled shower cubicle. Tiled floor, radiator, velux window, downlights. Concealed access to:

Store Room: 12' x 6'10 Velux window, hot water tank, air extraction unit, tiled floor, eaves cupboards.

Outside

To the Front: There are two brick pillars with twin electric gates opening to a gravel drive. Timber fencing to side. Side gate and path leads to the front door.

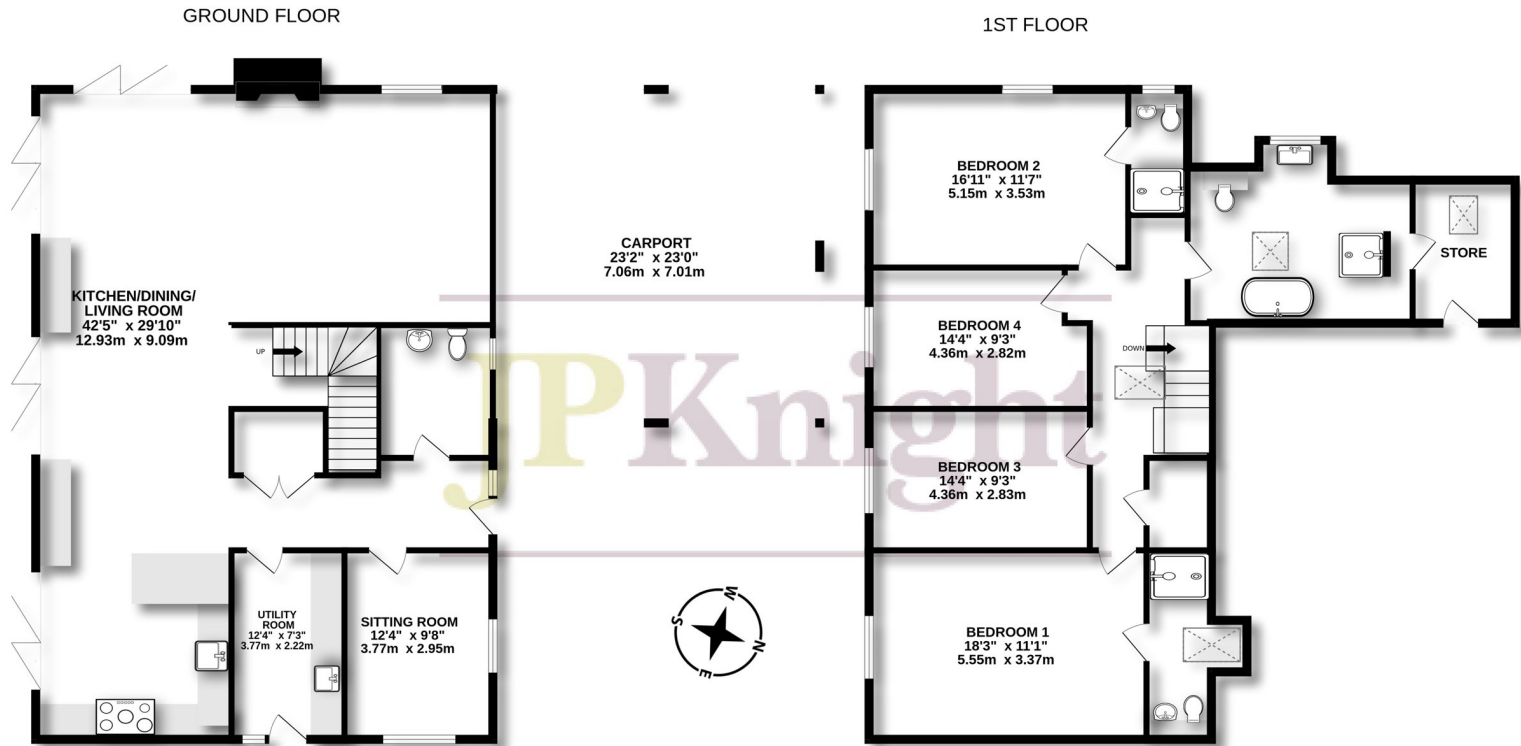
Double Car Port: 23'2 x 23'.

Rear Garden:

A lovely feature enjoying an excellent degree of privacy and superb views across open farmland. There is a large paved terrace half covered by a pillared loggia (43' x 7'). Beyond this the garden is set to lawn, fenced storage area with gate to garden, ranch style fencing along the field border. There is a side path with gate to the front drive.



Directions
 Turn left from our office and follow this road south through town and out to the large roundabout, continue straight across onto the A329. Follow this road for approx. 2.5 miles, after crossing a narrow hump back bridge continue for 0.8 mile and turn 2 right into Willow Court Lane. Follow the road to the end and round to the left, the property is the last on the right.



TOTAL FLOOR AREA : 2459 sq.ft. (228.4 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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		