



St. Marys Street, Wallingford OX10 OET



## St. Marys Street, Wallingford

A fabulous Grade II listed Georgian gem in the conservation area of this delightful riverside town with superb accommodation arranged over 3 floors, a private 130' rear garden and 2 garages set to the rear.

The property comprises 5 bedrooms, 2 bathrooms, 2 separate reception rooms and a spacious open plan kitchen/breakfast/family room with bi-fold doors to the garden. It also has a cloakroom and a large dry basement. This established setting, just to the south of the town centre is just moments from the shops and restaurants yet features a double garage set to the rear.



## Tenure - Freehold

Accommodation  
Front door with fan light.

Entrance Hall: Wood floor, dado rail, radiator. Stairs to landing with understairs cupboard, door to basement.

Inner Hall: Tiled floor, internal window.

Cloakroom: White 2-piece suite, quarry tiled floor, part tiled walls, window and radiator.

Sitting Room: Large Bay window, radiator, fireplace with white surround, brick hearth and log stove. Glazed display cupboard and cupboard to the side of the chimney breast, painted wooden floor, bifold doors to:

Dining Room: Wood floor, radiator. Fireplace with white surround and brick hearth, cupboard to side of chimney breast.

Family Room: Large skylight and lantern light, slate floor, bifold door to the loggia and garden, 2 radiators.





Kitchen/Breakfast Room: Range of storage units with granite worktops and stainless steel sink, Rangemaster cooker and extractor hood, space for washing machine, dishwasher and fridge/freezer. Slate floor, downlighters, windows to the rear and side, door to the garden, radiator.

Cellar: Brick floor with a c.5'11 ceiling height, window to front lightwell.

Stairs to 1<sup>st</sup> Floor Landing: Velux window.

Bedroom 1: Large window to the front, feature cast iron fireplace, painted wooden floor, cupboard to side of chimney breast, radiator and picture rail.

Bedroom 2: Window to rear. Radiator. Wardrobe to side of chimney breast.

Bedroom 3: Glazed door and side window with wrought iron steps to the garden, radiator and feature cast iron fireplace. Cupboard housing gas boiler.

Shower Room: White 2-piece suite, towel rail, side window, downlighters and radiator.

Bathroom: White 3-piece suite including claw foot bath, towel rail, tiling, side window, downlighters and radiator.

Stairs to Second Floor Landing: Window to rear.

Bedroom 4: Venetian window to the front, feature cast iron fireplace, wardrobes flanking chimney breast.

Bedroom 5: Sash window to rear, painted wood floor, radiator, wardrobe to side of chimney breast.

#### Outside

To the front there is a wrought iron fence and a side wall, steps lead to the house.

Rear Garden: A superb feature the garden extends to approx. 130' in length and faces easterly. There is a large, paved terrace with concealed c.900l rain water tank and pump. There is a loggia by the family room the terrace has a step down to the lawn which runs the length of the garden and has a brick path to the garages. The gardens feature established shrubs, a mature apple tree and further plum and pear trees. Vegetable area to the rear with greenhouse and shed.

Garage 1: Sliding door to front, door to garden.

Garage 2: Sliding door and door to garden.



**Approximate Gross Internal Area 2921 sq ft - 270 sq m**

Basement Area 282 sq ft – 26 sq m  
 Ground Floor Area 1025 sq ft – 95 sq m  
 First Floor Area 790 sq ft – 73 sq m  
 Second Floor Area 501 sq ft – 46 sq m  
 Garage Area 323 sq ft – 30 sq m



**Directions**

Turn left from our offices into St Martin's St. go through the market square into St Marys St., follow this through St Leonard's Square, continue on St Mary's St and the house is shortly on the left.

**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.

