



# THE OLD COURT

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Winterbrook, Wallingford, Oxfordshire



## A detached family house with gardens and paddock in a quiet setting on the Thames

Entrance Hall ♦ Sitting room ♦ Dining room ♦ Study  
Kitchen/breakfast room ♦ Utility room ♦ W.C. ♦ Master  
Bedroom suite ♦ 3 Further Bedrooms ♦ Family Bathroom  
Dressing Room/Bedroom 5.

Double garage and double car port with games room/studio above ♦ formal gardens & Paddock ♦ 60' Frontage on the River Thames ♦ in total approx. 1.23 acres (0.498 hectares)

### Directions

From the M40 junction 6 take the B4009 heading for, and through Watlington, continuing to Benson and at the roundabout take the first exit onto the A4074 for Wallingford. Proceed across the next roundabout staying on the A4074 to the next roundabout. Take the second exit onto the A4130 and at the roundabout take the third exit onto the Reading Road and the entrance to The Old Court will be found on the right hand side after approximately 0.3 miles.

### Situation

The Old Court is situated within the Winterbrook area, walking distance of the attractive historic market town of Wallingford, situated on the banks of the River Thames. The town enjoys a monthly Farmers' Market, with modern facilities including a large Waitrose, antique shops, coffee shops, pubs and restaurants. There is a theatre and cinema and the Wallingford Community Hospital. Wallingford is surrounded by open countryside and the Chiltern Hills which provide some picturesque walks and cycle paths. Sporting and leisure facilities in the area include Golf at the Springs Hotel Golf Club and Huntercombe. Boating and rowing is available on the River Thames. Wallingford Sports Park, houses clubs offering a number of sports including tennis, squash, rugby and hockey.

Independent schools in the area include Moulsoford Prep School, Cranford House, The Oratory Prep and Public School, Downe House, Radley College, Abingdon School and the European School in Abingdon, Pangbourne College, Bradfield College.



### Description

Originally a squash court, The Old Court, was built in the grounds of Winterbrook House by the then owner Agatha Christie and her husband. The building was designed by Louis Osman, a friend of the Christies and a gifted architect and notable jewellery designer. It was converted and extended in 1985 to create a very comfortable and individual family home. The accommodation comprises two good sized reception rooms including an impressive sitting room with a galleried landing above and views across the garden. There is considerable potential to extend, subject to planning permission. Opposite the house is a substantial building, providing garaging and open car port for four cars, on the first floor is a large games room/studio.

### Outside

The garden is attractive and well maintained and creates a lovely setting for the house. It comprises lawned areas with flower borders, shrubs and trees and enjoys a wonderful outlook over the adjoining paddocks of Winterbrook House. A wooded area leads down to a fenced paddock with 60' frontage onto the River Thames. To the front of the house is parking for several cars.

### General remarks and stipulations

#### Tenure

Freehold with vacant possession on completion.

#### Services

All mains services are connected, as well as the property benefiting from solar panels. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

#### Local authority

South Oxfordshire district council

#### Post Code

OX10 9DX

#### Agents Note

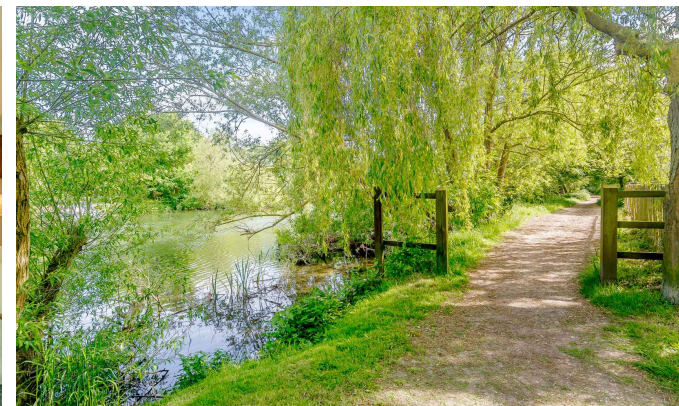
Photographs taken in May and July 2018

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

#### Viewing

Strictly by appointment with Savills.



The Old Court, Winterbrook, Wallingford

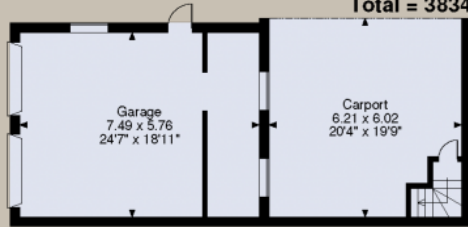
Approximate Gross Internal Area

Main House = 2477 Sq Ft/230 Sq M

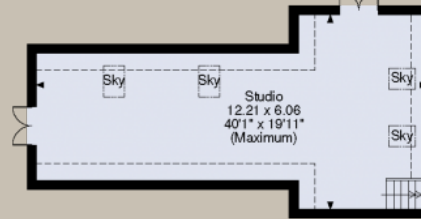
Studio = 472 Sq Ft/44 Sq M

Garage = 885 Sq Ft/82 Sq M

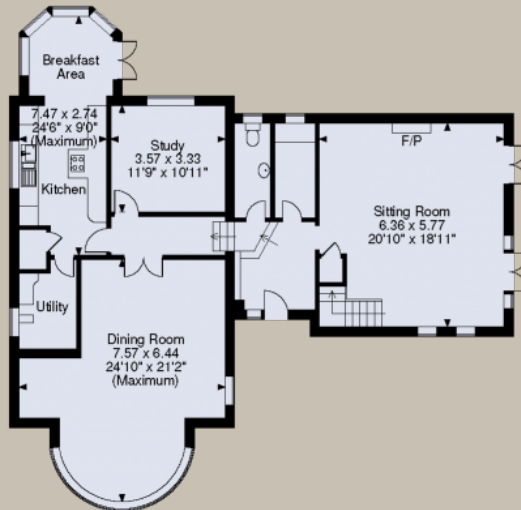
Total = 3834 Sq Ft/356 Sq M



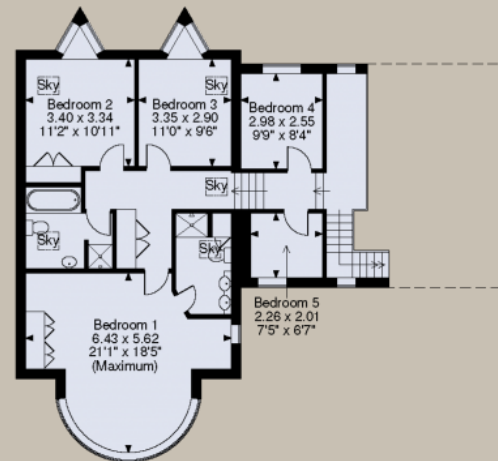
Garage Building



Garage Building first Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC