

QUEENS CROFT

CASTLE LANE | WALLINGFORD | OXFORDSHIRE



QUEENS CROFT

CASTLE LANE, WALLINGFORD
OXFORDSHIRE

AN IMPRESSIVE PERIOD FAMILY HOME WITH
BEAUTIFUL, MATURE GARDENS

Hall • drawing room • dining room • kitchen/breakfast/family
room • utility room • annexe • study • master suite with
shower room • 3 further bedrooms • 1 en suite bathroom
and family bathroom

Garage • driveway parking • swimming pool and garden.

Henley-on-Thames 12 miles, Didcot Parkway 6 miles,
Cholsey Station 2 miles, M40 J6 12 miles, M4 J12 14 miles,
M4 J13 16 miles, Oxford 12 miles, Reading Station 13 miles

Directions

Leave Henley-on-Thames and proceed up the Fairmile (A4130) towards Wallingford, pass through Nettlebed and continue along this road until you reach the Wallingford roundabout on the A4074 at Crowmarsh. Proceed straight over this roundabout towards Wallingford and continue over the bridge into the town. At the next set of traffic lights turn right into Castle Street and the entrance to the driveway is not far on the left.



Situation

Queens Croft is tucked away yet within walking distance of Wallingford town centre. Wallingford is a thriving Thameside Saxon town with extensive facilities and a number of shops including a Waitrose supermarket, a good selection of antique shops, boutiques and specialist stores with a traditional market being held every Friday in the town square. For a small town there is a wide range of places to eat from Italian, Chinese and Indian restaurants, to traditional public houses. The town also benefits from its own excellent cinema/theatre and a sports park and leisure centre which offer the chance to join a number of well-established clubs such as cricket, rugby, football and hockey. Springs Golf Club and Huntercombe Golf Club are nearby and there are delightful riverside walks and a well established rowing club.

More extensive shopping facilities can be found at Oxford and Reading, both with a half hourly bus service from the town. Access to London and the national motorway network is via junction 6 or 7 of the M40 or junction 12 or 13 of the M4 and there is a mainline train service from Didcot Parkway to London Paddington (from 42 minutes) or from Reading Station (from 24 minutes). Local trains to Reading or Didcot and Oxford run from Cholsey Station 2 miles away. There are excellent schools in the area including Cranford House, Moulsoford Preparatory and The Oratory plus a wide choice of Oxford and Abingdon schools including Abingdon School, St Helen and St Katharine, The Manor Preparatory (all served by school buses that stop in Wallingford), The Dragon, Headington, Radley and the European School in nearby Culham.







Description

Queens Croft is a beautiful family home, built in the 1930s and has the most glorious walled garden. It offers spacious and flexible accommodation, arranged over two floors, with a wealth of original features including parquet flooring and crittal windows.

The ground floor accommodation is charming comprising a large drawing room off the central hallway with open fireplace and a rounded bay with window seat overlooking the rear garden and pool area. Overlooking the garden is a dining room with parquet flooring and French doors. The generous kitchen/breakfast/family room is well fitted with Shaker style wall and floor units and a central island, the worktops are a mix of granite and wood. There is a gas 5 door Aga, built-in dishwasher, fridge and breakfast area with French doors overlooking the rear garden. There is a Stiltz home lift offering easy access to the master bedroom. Leading off the kitchen is the utility room with a door to the garage and French doors out on to the patio area. There is a hidden door leading through to the annexe.

A wide staircase leads from the inner hallway to the first floor where there is a master bedroom with dressing room and en suite shower room, three further bedrooms a family bathroom and en suite bathroom. All have built-in cupboards.

Outside

The landscaped gardens are a particular feature of Queens Croft and are divided into interesting areas planted with a variety of mature trees, shrubs and perennial plants. There is a delightful paved terrace providing the perfect place to enjoy the view over the beautiful gardens and pergola. The swimming pool has a stone surround and is easily accessed from the house. To the front, there is a gated driveway with parking for several cars with a garage.



QUEENS CROFT, WALLINGFORD

Main House gross internal area = 2,843 sq ft / 264 sq m

Garage Block gross internal area = 529 sq ft / 49 sq m

Quoted Area Excludes 'External Patio Area'



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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General Remarks and Stipulations

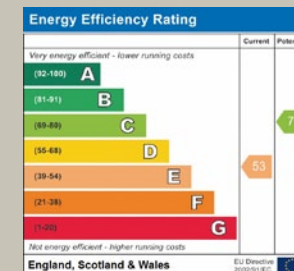
Tenure: Freehold with vacant possession on completion.

Services: All mains services connected. Gas central heating. **In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.**

Local Authority: South Oxfordshire District Council: 01491 823000.

Post Code: OX10 8DW

Viewing: Strictly by appointment with Savills.



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