

WINTERBROOK HOUSE

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Henley-on-Thames 12 miles • Oxford 15 miles
Reading Station 12 miles • Cholsey Station 2 miles
(Distances are approximate)

Beautiful Grade II listed house with
River Thames frontage, the former
residence of Agatha Christie

Main House

Reception hall • Drawing room • Library • Study/cloakroom
Dining room • Kitchen/breakfast room • Larder • Utility • WC

Principal bedroom suite comprising bedroom, dressing room, shower room and WC

Guest bedroom with en suite bathroom

Further first floor bedroom with Jack and Jill bathroom

Two second floor bedrooms

Attached Cottage

Bedroom • Sitting room • Kitchen • Shower room

Outside

Triple detached three bay car port

Detached Bothy with stable and room above

Detached tandem two car garage

Gardens and grounds

River Thames frontage with potential to install a pontoon mooring subject to the
usual consents

In all about 5 acres





SITUATION

Winterbrook House is situated on the edge of the well-known historic riverside market town of Wallingford and just one mile of its modern shopping facilities including a large Waitrose, antique shops, coffee shops, pubs and restaurants. The town also enjoys a theatre and cinema and the Wallingford Community Hospital.

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

Golf at the Springs Hotel Golf Club, Huntercombe, Haddon Hill and the Oxfordshire. Wallingford Sports Park houses clubs offering a number of sports including tennis, squash, rugby and hockey. Wallingford is surrounded by open countryside and the Chiltern Hills which provide some picturesque walks and cycle paths. Boating and rowing are available on all stretches of the River Thames.

DESCRIPTION

Winterbrook House is a beautiful house with a Queen Anne façade of grey brick and red brick dressings. With origins, it is believed, circa C17th it has Georgian rear additions and is Grade II listed. It was the much loved former home of Agatha Christie who lived there for more than 40 years until her death in 1976. It is an elegant five bedroom detached property with accommodation arranged over three floors and an adjoining one bedroom cottage. The rooms are well proportioned with high ceilings and large fine windows providing a light and airy feel throughout. Together with the many period features which have been retained this is a stunning period property with immense character and charm.

The drawing room is spacious and double aspect with a door opening to the garden. It has a working fireplace with marble surround and display shelving to one side, wood flooring and cornice. The library and study/cloakroom are also off the reception hall and are both double aspect with working fireplaces. The large kitchen is well appointed and has a

range of painted wall and floor units and appliances include a 4 oven Aga. There is walk-in larder and separate utility room. The kitchen is open to the breakfast room with a dining and seating area and doors opening to the garden and covered porch. A door from the kitchen opens to the dining room which has French windows to the garden.

The generous principle bedroom suite comprises a bedroom with windows overlooking the gardens, dressing room with a range of built-in wardrobes and an en suite shower room with separate WC. There is a guest bedroom with en suite bathroom and a further first floor bedroom with dressing area and door to the Jack and Jill family bathroom. To the second floor there are two further bedrooms.

The cottage comprises bedroom, shower room, kitchen and sitting room. It has a separate external entrance but could also be accessed from the main house.





OUTSIDE

The house is accessed from the road via a pretty pedestrian gate opening to a gravel garden at the front of the property or to one side via a driveway leading to a large gravel parking area for several cars and triple bay carport. There is a pretty detached Bothy containing a store room, stable and room above.

The gardens and grounds are extensive and run down to the River Thames. In all about 5 acres. From the house the paved, south facing terrace is accessed from the dining room, drawing room and breakfast room providing the perfect place for al fresco dining and enjoying the view across the lawns which run over a ha-ha to the end of the formal gardens, the meadows beyond and sweeping on down to the river. The formal gardens are divided with mature hedging and flowerbeds are planted with a variety of perennial plants and shrubs providing year round colour and interest. The gardens are private and there are many specimen trees including Oak, Scots pine, Lime, London Planes, Lombardy trees, Poplars and others. At the end of the garden there is a potential to install a pontoon mooring subject to the usual consents.

GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold.

Services

All main services including mains water, electricity, gas and drainage. In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

Local Authority

South Oxfordshire District Council.

Directions (Post code: OX10 9DX)

From the M40 take junction 6 along the B4009 through Watlington, continuing to Benson, and at the roundabout take the first exit onto the A4074 for Wallingford. Proceed along to 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. When you pass Winterbrook Lane on your left, the entrance to Winterbrook House is the next turning on your right.

Viewing

Strictly by appointment with Savills.



WINTERBROOK HOUSE

Approximate Gross Internal Area:

Main House: 4,190 sq ft / 389 sq m

Garage & Triple Carport: 830 sq ft / 77 sq m

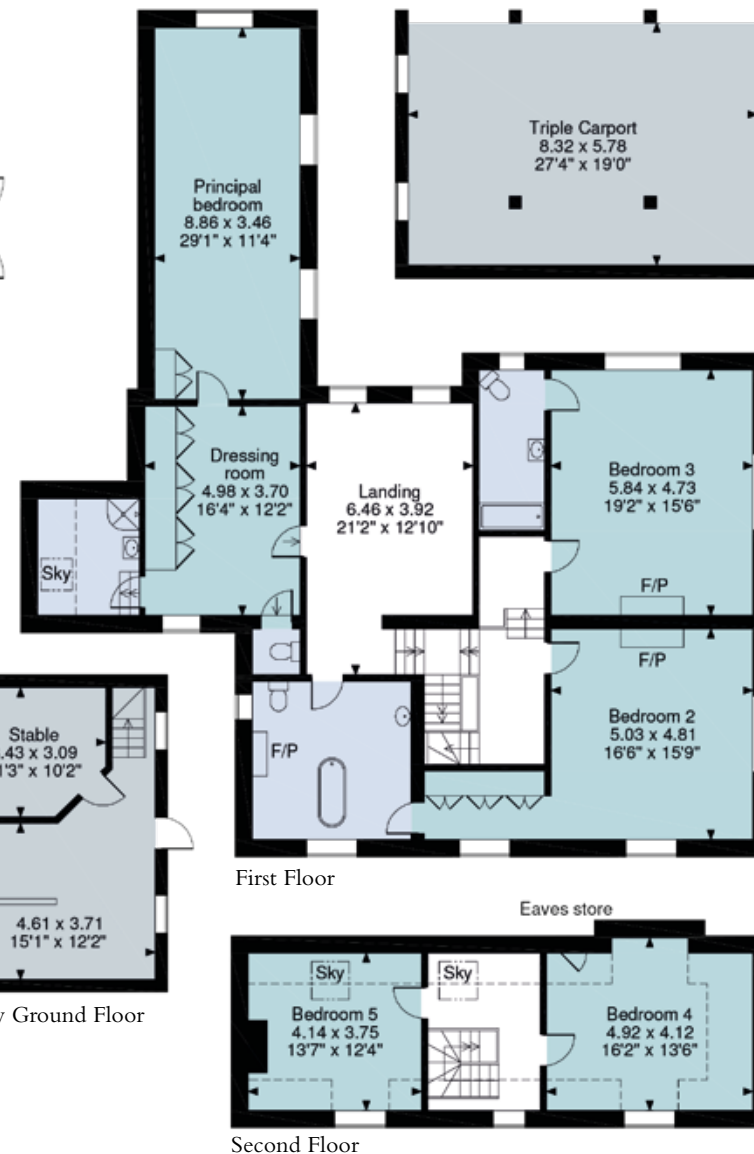
Bothy: 662 sq ft / 61 sq m

Cottage: 486 sq ft / 45 sq m

WC: 22 sq ft / 2 sq m

Covered Porch external area: 66 sq ft / 6 sq m

For identification only. Not to scale.



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SAVILLS HENLEY
58-60 Bell Street,
Henley-on-Thames,
Oxfordshire, RG9 2BN
01491 843 000
henley@savills.com

savills