



# A unique family home set in castle grounds

The Coach House, Castle Street, Wallingford, Oxfordshire







Entrance hall/dining hall • Drawing room • Sitting room  
 Conservatory • Kitchen/breakfast room • Cloakroom  
 Utility area • Principal bedroom with en suite bathroom  
 3 further bedrooms • Family bathroom • Loft • Home  
 Office • Garden • Swimming Pool • Garage

### Situation

The Coach House is tucked away yet within walking distance of Wallingford town centre; 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. The town also benefits from its own excellent cinema/theatre and restaurants and a sports park and leisure centre which offer the chance to join a number of well-established clubs such as cricket, rugby, football, hockey and rowing. Springs Golf Club and Huntercombe Golf Club are nearby.

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 schools of excellent repute in the area including Cranford House, Moultsford

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

The Coach House is a charming family house in a unique position. Overlooking the Castle grounds, it has fabulous parkland down to the river Thames and is just moments away from the town centre.

The property is approached via a driveway which goes through the old castle gates and a walled garden. The front entrance opens into a large central dining hall. Double doors lead to a central passageway and to numerous reception rooms including drawing room with working fireplace, sitting room and south facing conservatory. The kitchen/breakfast room is bright and spacious with room for a large dining table.

On the second floor you have 4 bedrooms (1 en suite) and a family bathroom. There is a study off bedroom 3 which could also be a nursery. There is loft space on the second floor with good ancillary storage.





### Outside

The Coach House is approached through the former gates to Wallingford Castle across a driveway to its own gates and a gravel driveway.

The front and rear gardens have been beautifully landscaped with well stocked flower beds and a variety of mature shrubs and trees. A heated swimming pool is sheltered from the elements by a walled garden and decorated at one end with a grapevine laden pergola and climbing roses. The pool house/store houses pool equipment, heating and filtration units. A gate off the garden leads to a path which will take you down to the River Thames.

In addition at the rear of the garden there is a gate onto the outstanding parkland from the former Wallingford Castle, which also will lead to the River Thames.

There is a garage with adjacent workshop and an office with cloakroom, kitchen sink and beautiful stained glass windows which could be used as an annexe to the main house.

### Directions (OX10 8DL)

Enter Wallingford High Street via the river bridge and continue towards the centre of the town. At the first traffic lights in the middle of the town with Waitrose ahead of you, turn right at the crossroads onto Castle Street. Continue for approximately 400 yards and turn right through some large stone gates, and then the gates to the Coach House will be found straight ahead of you.

### Tenure

Freehold.

### Services

Mains water, electricity, gas (central heating) and drainage

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 has been tested.

### Local authority

South Oxfordshire County Council  
Council Tax Band G

### Post Code

OX10 8DL

### Viewing

Strictly by appointment with Savills.





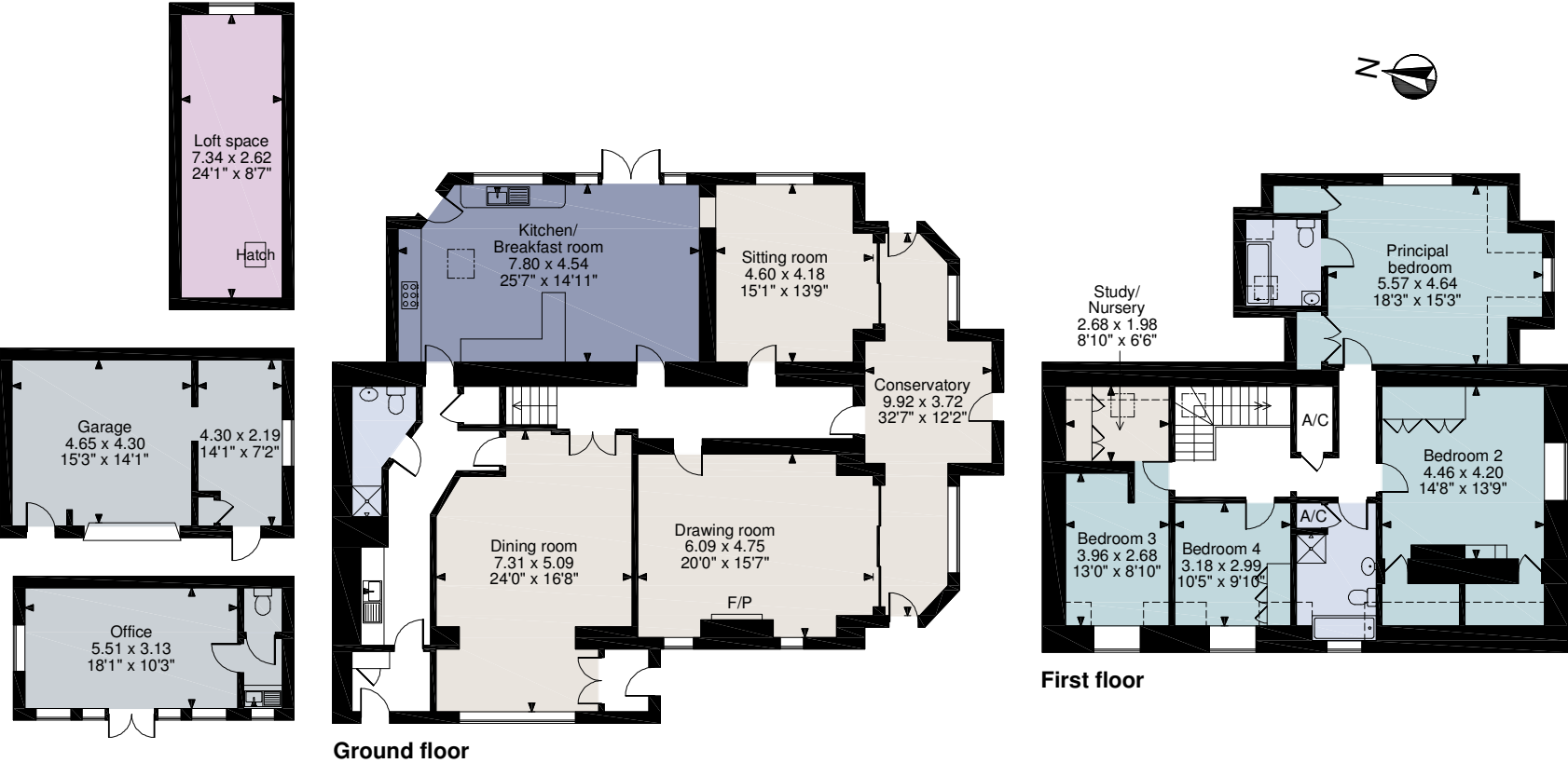


The adjacent parkland at Wallingford Castle

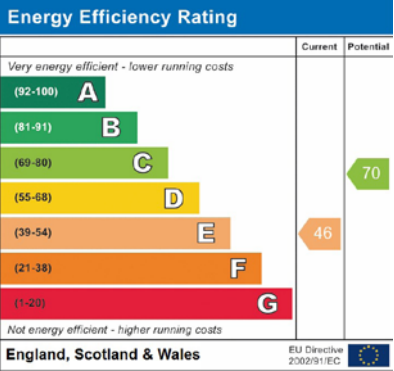




**Castle Street, Wallingford**  
**Gross internal area (approx)** 3,075 sq ft / 286 sq m  
**Garage** 324 sq ft / 30 sq m  
**Office** 224 sq ft / 21 sq m  
**Total** 3,623 sq ft / 337 sq m  
Quoted Area Excludes 'Loft Space'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8387449/PKP



For identification only. Not to scale. © June 2019

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.