



Well Cottage, Caps Lane, Wallingford, Oxfordshire

Guide Price: **£1,500,000**

Three bedroom character property | Separate annexe | 3.5 acres | Stables | Arena | Double garage

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A beautifully presented three bedroom family home situated between Wallingford and Cholsey, offering a peaceful country lifestyle within easy reach of local amenities.

This exceptional property comprises a three-bedroom house, a separate one-bedroom annexe, and approximately 3.5 acres of picturesque grounds with an excellent range of equestrian facilities.

The main residence is a comfortable family home with ample living space and a wonderfully welcoming atmosphere.

The living room is cosy and inviting, with a beautiful log burning stove and large glass doors overlooking the garden. A wine cellar accessed from this room is an extraordinary feature of this house.



The dining room is spacious, providing the perfect area for entertaining, and the contemporary, well-equipped kitchen provides plenty of storage and workspace.

A second reception room with feature fireplace makes a lovely snug or children's room. A utility room and cloakroom complete the ground floor accommodation.

Upstairs are three generously proportioned bedrooms, the master being particularly large, with plentiful built in storage and an en suite bathroom. A dressing room off the master offers additional storage space, or would make an ideal nursery or home office space. A well appointed family bathroom services the remaining two bedrooms.

The annexe is a tastefully decorated space, offering flexible ancillary accommodation, ideal for guests, multi-generational living or as a potential source of rental income. This self-contained unit features one double bedroom, a fully equipped kitchen, a bathroom, and a living area. A further room is currently used as an office, but could be converted into a second bedroom if desired.

To the front of the property is a large driveway with ample parking for several vehicles, in addition to a detached, timber framed double garage with an outdoor store.

To the rear of the property is a well maintained garden overlooking the arena and largely laid to lawn, with a charming courtyard patio area by the house; the perfect spot for alfresco dining.

The extensive equestrian facilities include seven stables with tack room and various outbuildings, and a 22 x 55m floodlit arena with an excellent all weather surface. There is electricity and water supply to the yard. Fenced paddocks with water provide excellent grazing. The land extends to approximately 3.5 acres in total and good hacking is available.



The property is well situated in a tranquil location surrounded by stunning countryside just 2.4 miles from the Thameside town of Wallingford.

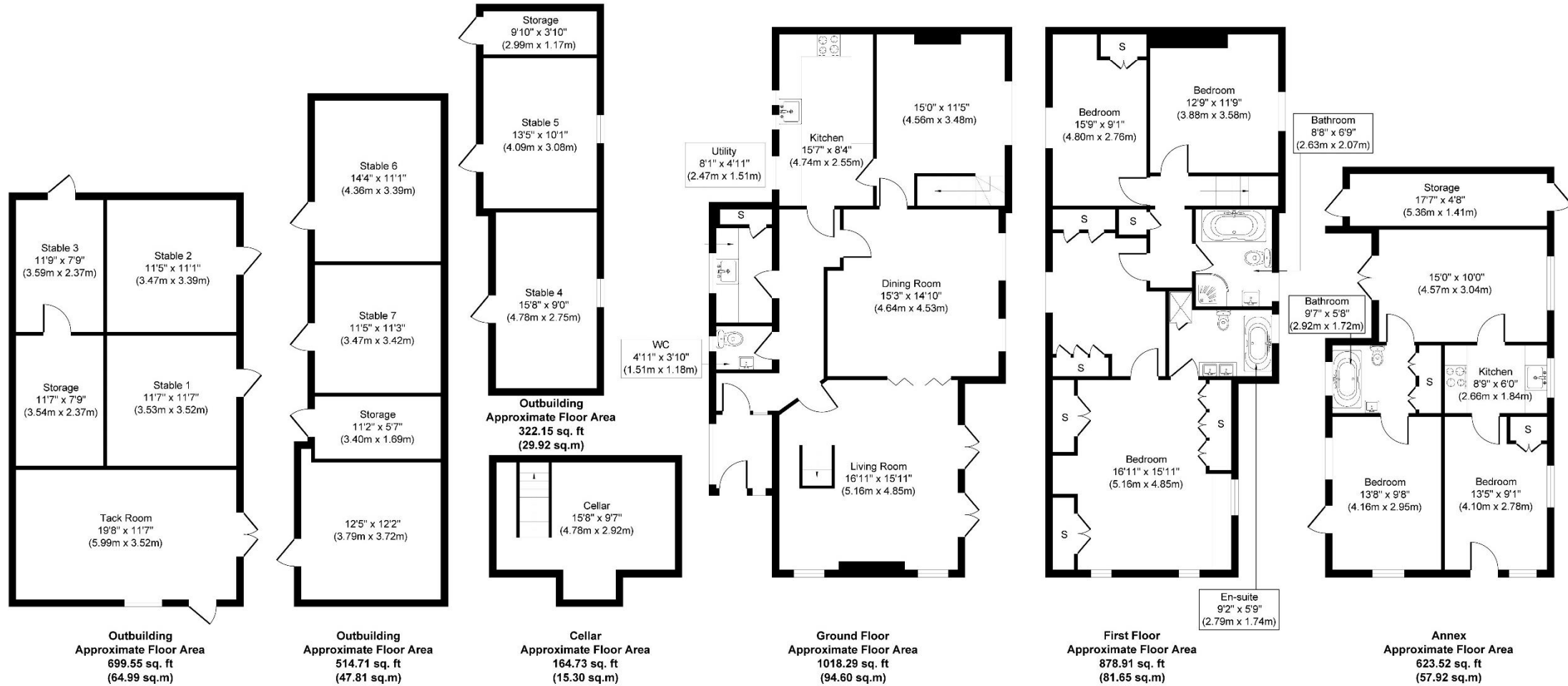
Wallingford is a quintessentially English market town providing a wide array of independent shops and boutiques alongside larger supermarkets, retailers and restaurants. The River Thames can be enjoyed with many riverside walks and bicycle rides via the Thames Path.

There are a number of highly regarded schools in the area including The Oratory, Pangbourne College, Cranford House, The Manor, Moulsoford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

For the commuter, a regular train service operates from Cholsey, Henley on Thames or Reading. London Paddington is available in under 30 minutes via the Elizabeth Line from Reading.

Wallingford is also well placed for access to the M40 (11 miles) and A34 (8 miles).





Approximate Gross Internal Floor Area 4221.90 sq.ft / 392.22 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale.

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