

Rivermead

READING ROAD, WALLINGFORD, OX10 9DT

bespoke
BY BRECKON



Coming to the market for the first time in over twenty years, Rivermead has been expertly extended and updated to create a sensational family home with five bedrooms and heated swimming pool, all within a few minutes' walk of the River Thames.

Approx Gross Internal Area Main House: 3,287 sq. ft. | Annexe: 990 sq. ft.
Total: 4,277 sq. ft.

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Breckon  Breckon
est.1947



IMAGES FROM LEFT:
Living Room



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This 1907 Arts & Crafts home is in fantastic condition throughout, having been designed by renowned local interior designer Flippa Interiors. No detail has been overlooked – the new double-glazed windows are Arts & Crafts styled, the doors are all original but now fire-rated, and all the woodwork was meticulously copied from the original building. The house has been sympathetically restored and expanded, giving it the feeling that it has grown rather than simply being extended. The living room boasts a magnificent original bay window, flooding the space with natural light in the afternoon. Additionally, it benefits from a wood-burning stove, perfect for cosy winter evenings.

IMAGES FROM LEFT:
Entrance Hall, Kitchen/Dining



The ground floor accommodation features a spacious and welcoming entrance hall with a cosy seating area in front of the woodburning stove, along with ample built-in storage. Adjacent to the main hall, you'll discover a generously sized kitchen/breakfast room boasting an unusual



triple aspect bay window and a doorway that leads out to an expansive patio and garden. Additionally, there's a laundry room and a downstairs cloakroom conveniently located off the kitchen.



IMAGES FROM LEFT:
Principal Bedroom



IMAGES FROM LEFT:
Principal Ensuite, Principal Dressing Area,
Bedroom 3



The principal bedroom is on the first floor and has been well-designed to make the most of the incredible views over the rear garden through double doors opening on to the roof terrace. There is also a dressing room and modern en-suite bathroom with freestanding bath and separate shower.





GROUND FLOOR		
Entrance Hall	4.00m x 8.44m	13'1" x 27'8"
Living Room	5.84m x 5.98m	19'2" x 19'8"
Kitchen/Dining	3.81m x 8.14m	12'6" x 26'9"
Bar/Reception Room	6.55m x 9.28m	21'6" x 30'5"



FIRST FLOOR		
Principal Bedroom	7.14m x 5.94m	23'5" x 19'6"
Bedroom 2	4.00m x 4.10m	13'1" x 13'5"
Bedroom 3	3.33m x 4.45m	13'11" x 11'11"
Bedroom 4	3.80m x 3.44m	12'6" x 11'3"

SECOND FLOOR		
Bedroom 5/Office	6.15m x 4.74m	20'2" x 15'7"
Total	305 sq. m.	3,287 sq. ft.

IMAGES FROM LEFT:
Bedroom 2, Bedroom 4,
Bedroom 5/Office



Three further double bedrooms are also on the first floor alongside a modern family bathroom. The loft has cleverly been converted to provide a large home office which could be used as an occasional guest bedroom as it also enjoys an en-suite shower room.



IMAGES FROM LEFT:
Bar/Reception Room

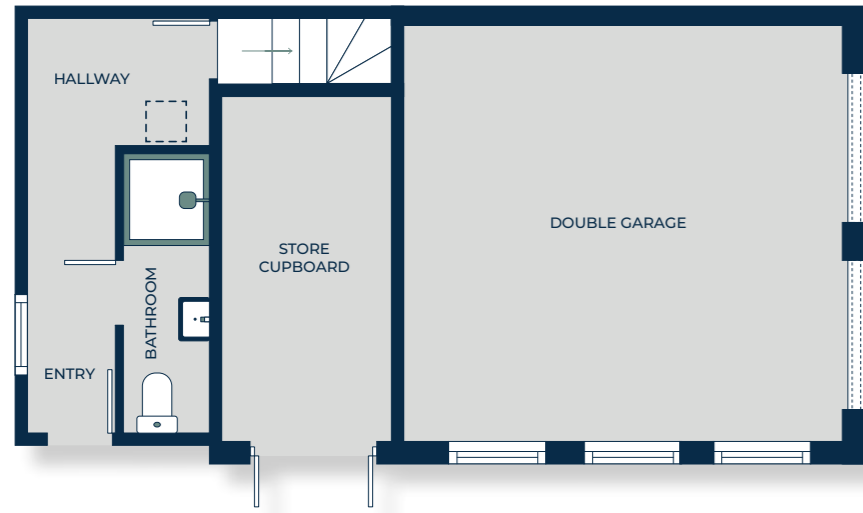


IMAGES FROM LEFT:
Reception Room and Cocktail Bar

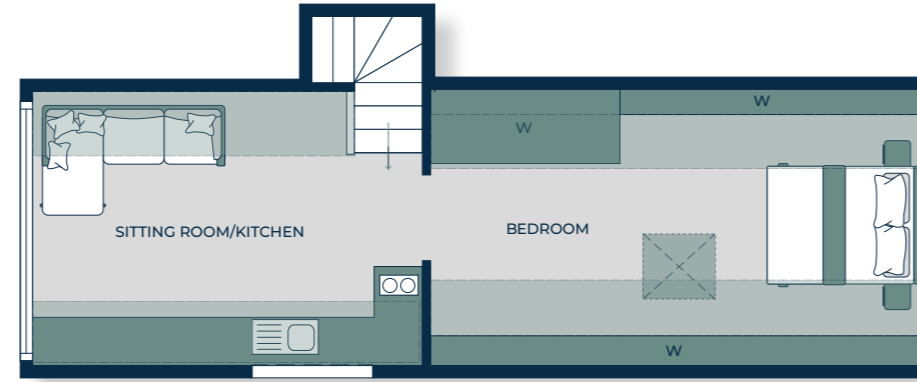


The new rear extension is an extraordinary entertainment space, featuring a cocktail bar and sprung dance floor spanning over 20 feet in width. It serves wonderfully as a dance studio, home gym, or additional reception room. With three large lantern lights and two sets of bi-folding doors opening on to the rear garden and heated swimming pool. It's an incredible space for those who love to party!





Annexe Ground Floor



Annexe First Floor

Reduced headroom below 1.5m / 5'0

ANNEXE GROUND FLOOR

Double Garage	5.78m x 5.26m	19'0" x 17'5"
Store Cupboard	4.43m x 2.01m	14'6" x 6'7"

ANNEXE FIRST FLOOR

Sitting Room/Kitchen	4.85m x 3.41m	15'11" x 11'2"
Bedroom	6.06m x 2.88m	19'11" x 9'5"

Total	92 sq. m.	990 sq. ft.
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Rivermead Reading Road WALLINGFORD OX10 9DT	Energy rating C	The Annexe Rivermead Reading Road Wallingford OX10 9DT	Energy rating B
Valid until 13 May 2034	Certificate number 4134-5925-6300-0540-7296	Valid until 13 May 2034	Certificate number 8434-5825-1000-0020-7292
South Oxfordshire District Council Band G - £4,042.62			
Utilities: Gas, electricity and mains water			

IMAGES FROM LEFT:
Annexe above the garage,
Sitting room/kitchen through to bedroom



Externally, the property offers off-street parking for numerous cars, along with a double garage and a spacious storage room located at the side of the house. Above the garage, there is a comfortable one-bedroom apartment boasting a fabulous view of the pool. Currently rented out as a holiday let, it could also serve as an ideal granny annexe. Additionally, solar PV panels are installed on the roof of this building to assist with electricity bills and support the EV charging point.





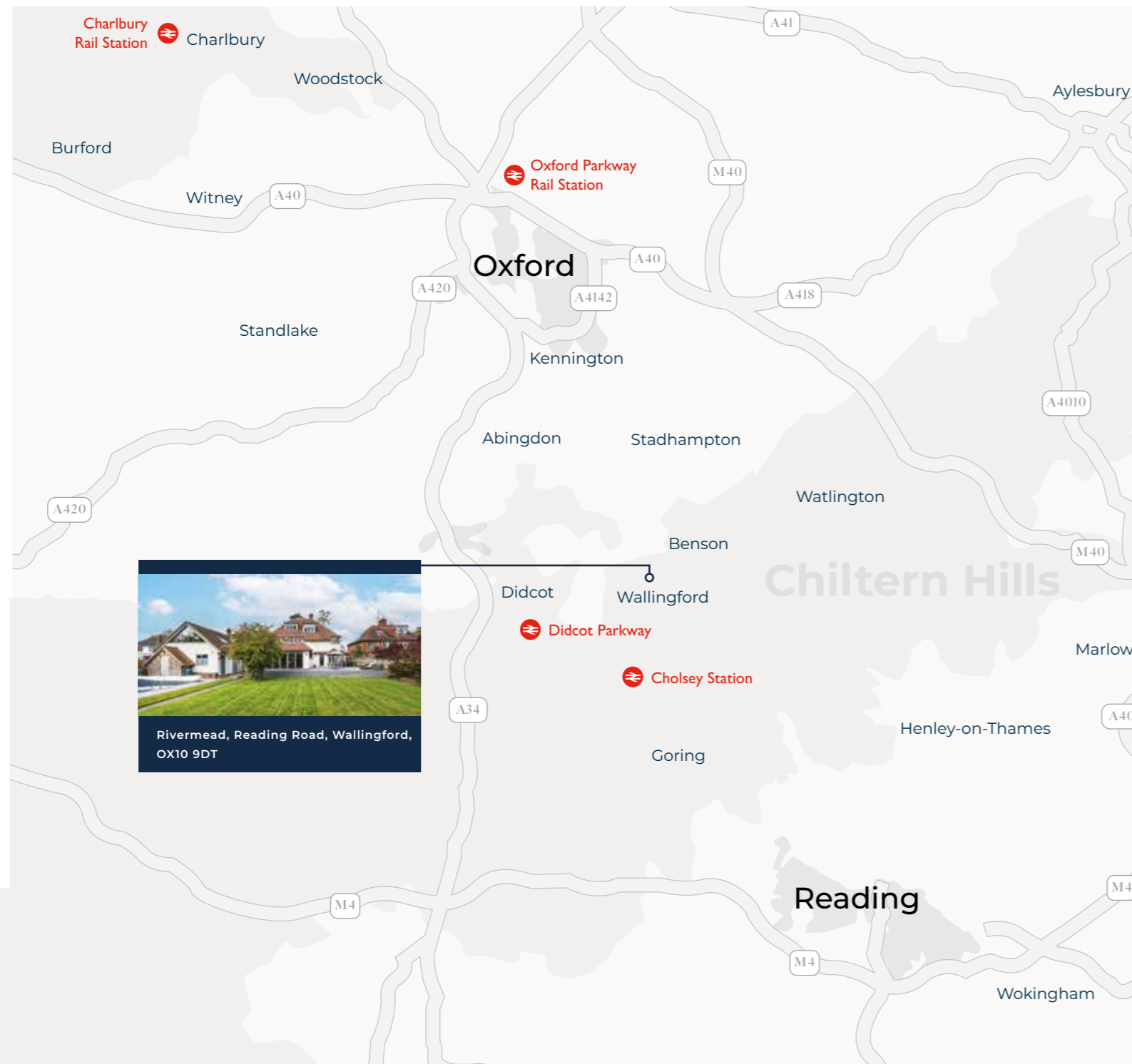
IMAGES:
Rear Garden Area



The plot as a whole sits at just over half an acre and includes multiple seating areas surrounding the heated swimming pool, a large area of lawn with mature trees, shrubs and a vegetable garden. Access to the River Thames is an easy walk from the rear garden – perfect for those looking to make the most of the riverside location and mess about on the river.



IMAGES FROM TOP:
Ship Street, Oxford City Centre,
Wallingford Bridge and Beach,
Nag's Head Island, Abingdon.



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OX10 9DT



Wallingford

Wallingford, nestled in South Oxfordshire, is a popular market town boasting all the amenities needed for everyday life. The town hosts regular farmers markets along with a Waitrose and Lidl and alongside a great array of independent shops, banks, pubs and restaurants and the Corn Exchange serves as the local cinema.

Wallingford has three primary schools, a secondary school, two nurseries, and excellent prep and independent schools are located nearby. The town also offers comprehensive leisure facilities, sports clubs, scenic footpaths, and green spaces, situated alongside the River Thames.

Conveniently located near the M40 and M4 motorways, Wallingford enjoys easy connections to Oxford and Reading, with regular bus services to both cities. For those commuting to London, mainline train services are accessible from nearby Cholsey and Didcot, providing regular routes to London Paddington.

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Ready to view?



get in touch



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