



ST NICHOLAS HOUSE

HIGH STREET | WALLINGFORD | OXFORDSHIRE

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STUNNING GRADE II LISTED HOUSE
SET IN AN ACRE PLOT AND WITHIN
WALKING DISTANCE OF TOWN

Reception Hall • Drawing Room
Dining Room • Sitting Room
Kitchen/Breakfast Room • Utility/Boot
Room • Master Bedroom with
en Suite Bathroom • 3 Further Bedrooms
Family Bathroom • 4 Lower Ground Floor
Rooms • Wine Cellar and Boiler Room

Detached Studio Comprising Bedroom
Sitting Room • Kitchen and Shower Room

Detached Two Bay Garage
Tennis Court
Landscaped Gardens and Grounds

About 1.3 Acres

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



Situation

St Nicholas House is set back off the High Street in an elevated position behind pretty wrought iron railings. Its position in the heart of the town means that all the facilities are within walking distance and to the rear it adjoins the Castle grounds. 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, Moultsford Preparatory and The Oratory plus a wide choice of Oxford and Abingdon schools including Abingdon School, St Helen's and St Katharine's, The Manor Preparatory (all served by school buses that stop in Wallingford), The Dragon, Headington, Radley and the European School in nearby Culham.

Description

St Nicholas House is a beautiful Grade II listed property, built circa 1800 and restored to a high standard. It offers spacious and elegant accommodation, arranged over three floors, with a wealth of original features including fireplaces, working window shutters and moulded cornices.

The ground floor accommodation is charming comprising a large drawing room off the central hallway with original fireplace, moulded cornice and rounded bay with full height windows overlooking the rear garden. Overlooking the front garden is a dining room and sitting room, both with original fireplaces and moulded cornices and working shutters to the windows. The generous kitchen/ breakfast room is well fitted with painted wall and floor units and a central island with granite worksurfaces. There is a gas Aga, built-in dishwasher, gas cooker with extractor over, fridge and breakfast area with window overlooking the rear garden.



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

The lower ground floor is accessed from the side entrance and offers four further rooms which could be utilised as further reception or bedrooms, in addition to a shower room and wine cellar.

Outside

To the front of the property, on the High Street, is a pretty lawned garden with railings which are listed Grade II. There is a magnificent Magnolia Grandiflora to one side and a path leads to steps up to the impressive square porch and panelled entrance door.

Vehicle access to the property is along Bear Lane off Castle Street. At the end of the lane, on the left, are electric wooden gates with entryphone system which open to a gravel drive leading to a large parking area to the front of a detached two bay garage. To one side is a detached studio which offers self contained accommodation comprising bedroom, shower room, sitting room and kitchen.

Steps lead up to a delightful paved terrace accessed from the rear of the house and providing the perfect place to enjoy the view over the beautiful gardens and grounds with the backdrop of Wallingford Castle beyond. The terrace is private and walled with well stocked beds and a pergola. The landscaped gardens are a particular feature of the property and are divided into interesting areas planted with a variety of mature trees, shrubs and perennial plants. There is a hard tennis court, large areas of lawn and an orchard with cherry, plum and greengage trees.

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 take the next right into Bear Lane. Proceed to the end of the lane and the wooden gates to St Nicholas house will be found on the left. Post code OX10 0BW.



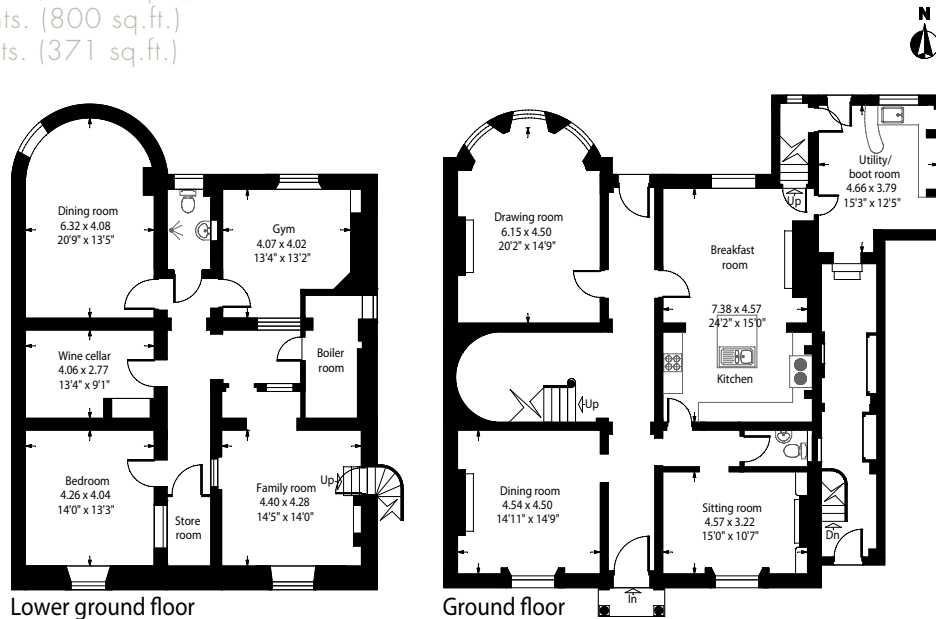


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House - 480.2 sq.mts. (5169 sq.ft.)

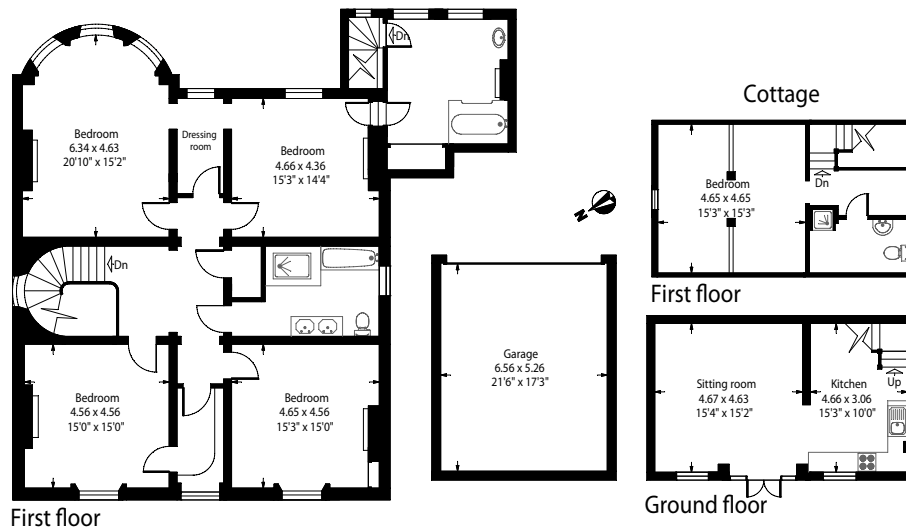
Cottage - 74.3 sq.mts. (800 sq.ft.)

Garage - 34.5 sq.mts. (371 sq.ft.)



Lower ground floor

Ground floor



First floor

First floor

Ground floor

Cottage

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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 0BW

Viewing: Strictly by appointment with Savills.

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