



Elmhurst

Wallingford, Oxon., OX10 8DW

[Humberts.com](https://www.humberts.com)

Guide Price £1,700,000

Freehold



Humberts Oxford

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An exceptionally spacious three-storey mid-Victorian townhouse with seven bedrooms, and many original features, close to the local amenities of this thriving market town

INTRODUCTION

Built in the late-19th century by prominent local family the Boshers, this splendid semi-detached townhouse is one of four such distinctive properties, that lie within a conservation area, close to Wallingford's bustling centre. Sympathetically maintained by the current owners it retains a host of original period features such as sash windows, decorative stained glass panels, finely detailed cornices and carved door casings, dado rails and wall panelling. With its high ceilings and numerous spacious rooms it offers generously proportioned accommodation for families, and offers further potential to update and refurbish to create a stunning contemporary home.

Key Features

- ◆ *EXCHANGE READY with No Onward Chain*
- ◆ *Elegant period home with many original period features*
- ◆ *Seven double bedrooms*
- ◆ *Three bathrooms (two en suite)*
- ◆ *Study/Library with feature fireplace and wood panelling*
- ◆ *Drawing room with feature fireplace*
- ◆ *Kitchen/Breakfast room*
- ◆ *Dining room*
- ◆ *Downstairs Cloakroom*
- ◆ *Cellar*
- ◆ *Mature west-facing garden*
- ◆ *Double Garage and Driveway parking for 4 vehicles*
- ◆ *Only 300m from the market square and local services*





THE PROPERTY

'Elmhurst' is a fine example of late Victorian style; a generously-proportioned red brick town house with seven bedrooms arranged over three floors. It is ideally located, a mere 300m from the centre of town. The accommodation comprises:

On the Ground Floor -

The main entrance to the house is at the side. There is an impressive porch, with decorative mosaic floor set beneath a fine stone archway. This frames a splendid door with original leaded glazing panel, which opens into the main hall, with its spectacular feature staircase and finely detailed architraves framing the doors to each of the downstairs rooms. On the right is the large bay-fronted Drawing room with feature fireplace with fine ornately carved fire surround. The elegant proportions of the room are enhanced by the high ceiling (10 ft 5 in or 3.18m) with its magnificently detailed cornicing. Adjacent to the drawing room is the similarly impressive Library, with panelled dado, feature fireplace, picture rail and cornices.





To the right of the hall a door leads through into a corridor that gives access to the Dining room, a pantry and scullery, and beside them stairs leading down to the cellar. On the opposite side of the corridor two further doors lead into the bright and sunny Kitchen/Breakfast room. At the end of the corridor towards the rear of the house is the Garden room, currently utilised as a store, with door leading to the outside. A downstairs cloakroom completes the ground floor accommodation.



On the First Floor -

A magnificent staircase, perhaps the glory of the house, leads from the hall to the upper floors. On reaching the first floor landing one is immediately struck by the continuing sense of space and light, with a ceiling height of 8 ft 11 in (2.72 m). The space is illuminated by a fine array of original stained glass window panels. The layout of the first floor has been reconfigured to provide a large and comfortable sitting room with bay window to the front, and an equally large dressing room, fitted out with a range of cupboards and hanging space. Two further bedrooms each with en suite bathrooms, together with a separate w.c., complete the first floor accommodation.

On the Second Floor -

The sense of space continues on the topmost floor, with ceiling heights of 7 ft 11 in (2.41m). The central landing, again with feature stain-glass window panels, gives access to three further bedrooms all of a very generous size, and a third, family bathroom.







OUTSIDE

The property is set back from the road, behind high beech hedges set behind a low retaining wall. The driveway can accommodate up to four vehicles. To the side of the house is a double garage with electrically-operated roller door, and to the rear of the garage is a tool store with separate entrance.

There is a paved terrace to the rear of the house which is ideal for outdoor dining. It overlooks a mature garden laid mainly to lawn, bordered with a number of mature trees, including a magnificent magnolia, and a variety of shrubs. In addition, a selection of plum and cherry trees have been trained against the wall of the garage.

LOCATION

Wallingford is a richly historic market town on the banks of the river Thames, approximately 13 miles south of Oxford, and 11 miles north west of Henley. The bustling town centre offers a good range of amenities for everyday needs with a variety of independent shops, cafes, supermarkets (Waitrose is a mere 300m away), as well as a regular market and farmers market. Wallingford also boasts a number of excellent restaurants including Avanti, Les Clos and Five Little Pigs. The Corn Exchange in the market square is the home of Wallingford's cinema and theatre, presenting a wide variety of productions throughout the year. The town also offers a full range of leisure facilities and sports groups.

Wallingford is served by an excellent medical centre. There are two nursery schools and three primary schools, together with the highly regarded Wallingford School which is also a sports academy. The numerous independent schools in Oxford and Abingdon are in easy reach, with Bradfield College, The Oratory and Pangbourne College also close by. Downe House is approximately 17 miles distant. There is also the Europa School at Culham (9 miles away) offering multilingual teaching.

Set on the banks of the river Thames there are a number of footpaths and cycleways by which to explore the surrounding countryside, notably the Thames path and, a little further afield the famous Ridgeway. Wallingford is within easy reach of both the M40 and the M4, and there are regular bus and train services from Cholsey (3 miles) and Didcot (6 miles), with frequent connections to Oxford, Reading and London (journey time to Paddington approximately 40 mins).



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

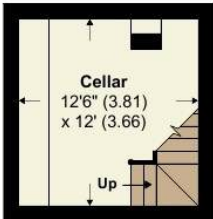
Castle Street, Wallingford, OX10

Approximate Area = 3763 sq ft / 349.6 sq m

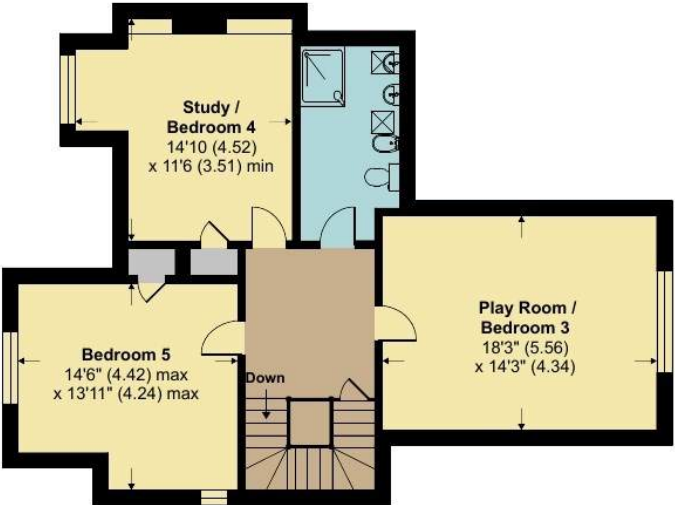
Garage = 419 sq ft / 38.9 sq m

Total = 4182 sq ft / 388.5 sq m

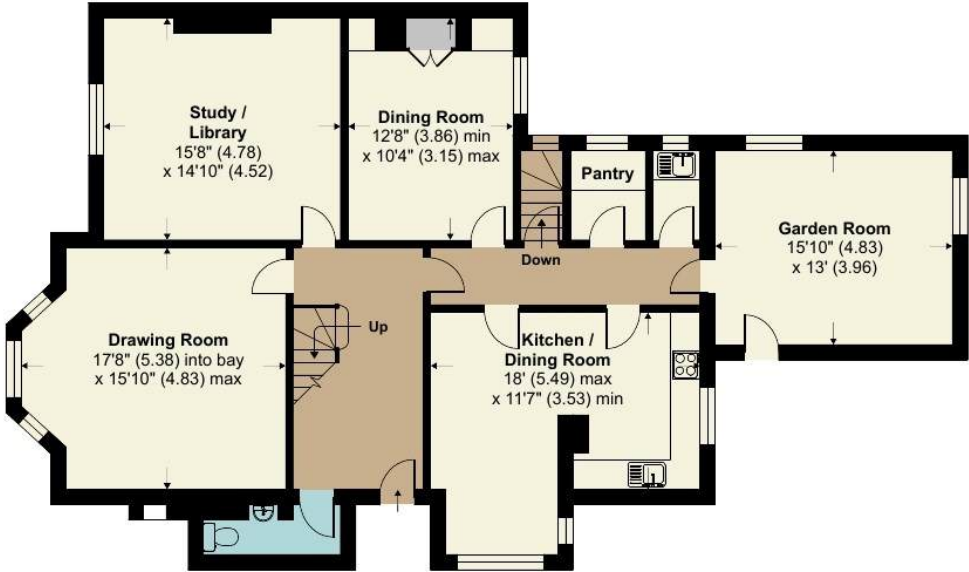
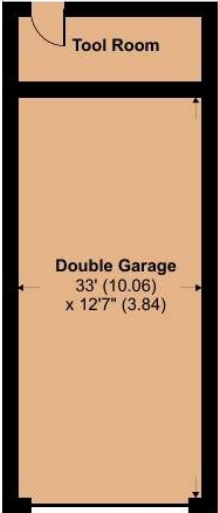
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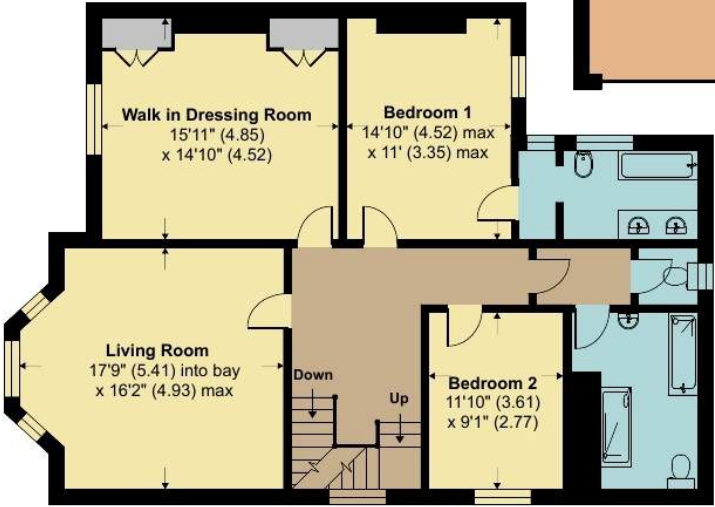
CELLAR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Humberts. REF: 1169129

ACCOMMODATION

Ground Floor

Entrance Hall: 4.99 x 2.85 m (16'5" x 9'4" ft)
Drawing Room: 5.38 x 4.83 m (17'8" x 15'10" ft)
Study/Library: 4.78 x 4.52 m (15'8" x 14'10" ft)
Dining Room: 3.86 x 3.15 m (12'8" x 10'4" ft)
Kitchen/Breakfast Room: 5.49 x 4.90 m (18'0" x 16'1" ft)
Pantry
Cloak Room
Garden Room: 4.83 x 3.96 m (15'10" x 13' 0" ft)
Cellar: 3.81 x 3.66 m (12'6" x 12' 0" ft)

First Floor

Sitting Room/Bedroom 1: 5.41 x 4.93 m (17'9" x 16'2" ft)
Bedroom 3: 4.52 x 3.35 m (14'10" x 11'0" ft)
Bedroom 3 en suite: 3.75 x 1.87 m (12'4" x 6'2" ft)
Dressing Room/Bedroom 2: 4.85 x 4.52 m (15'11" x 14'10" ft)
Bedroom 4: 3.61 x 2.77 m (11'10" x 9'1" ft)
Bedroom 4 en suite: 3.62 x 2.65 m (11'11" x 8'8" ft)

Second Floor

Bedroom 5: 5.56 x 4.34 m (18'3" x 14'3" ft)
Bedroom 6: 4.52 x 4.42 m (14'10" x 14'6" ft)
Bedroom 7: 4.52 x 4.24 m (14'10" x 13'11" ft)
Family Bathroom: 3.98 x 2.03 m (13'1" x 6'8" ft)

Outbuildings

Garage/Workshop: 10.05 x 3.83 m (33' 0" x 12'7" ft)

Total Internal Area: 349.6 m² (3,763 ft²)

Overall: 367.50 m² (3,956 ft²)

Garden: 0.18 Acres (717 m² /7,718 ft²). West facing.

SERVICES

Mains water, drainage, gas-fired central heating.

CONSTRUCTION

Brick with tiled roof. Semi-detached. Located within Wallingford Conservation Area

LOCAL AUTHORITY

South Oxfordshire District Council, Council Tax Band G

ENERGY PERFORMANCE CERTIFICATE

Rated D.

BROADBAND AVAILABILITY

Virgin Fibre Broadband - up to 1130 Mbs download speed available

FLOOD RISK

Very low

COVENANTS

None

PLANNING CONSENTS

None.

VIEWING ARRANGEMENTS

To arrange a viewing please contact Humberts Oxford on 01865 306 630 or email Oxford@humberts.com.

This property is marketed as EXCHANGE READY, and a legally valid sale pack is available on request.



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