



FALORIA

THE STREET ♦ MOULSFORD ♦ OXFORDSHIRE





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Wallingford on Thames - 3½ miles ♦ Cholsey - 2 miles
♦ Streatley/Goring on Thames - 2½ miles ♦ Reading - 11 miles ♦
Oxford - 17 miles ♦ Newbury - 15 miles ♦ Henley on Thames - 14 miles
♦ M4 at Theale (J.12) - 11 miles ♦ M40 at Lewknor (J.6) - 13 miles
(Distances approximate)

Set within 3/4 an acre of professionally landscaped grounds, Faloria is located within the pretty Thameside village of Moulsoford, having access to schooling, a local Thameside Inn & Restaurant and just a short drive from a mainline railway station providing access to London Paddington in under an hour and yet also conveniently placed for Oxford, Reading and the M4 & M40.

Faloria is a striking detached bespoke house offering high specification accommodation of approximately 5812 sq ft inclusive of triple garaging and self-contained annexe. Enjoying a relaxing ambience and outlook it is privately situated within stunning grounds that provide shelter and privacy.

PROPERTY LAYOUT

Ground Floor:

- ♦ Galleried Entrance Hall
- ♦ Cloakroom plus Cloaks Cupboard
- ♦ Sitting Room with Log Burner
- ♦ Kitchen / Dining Room
- ♦ Family Room
- ♦ Study
- ♦ 2 Double Bedrooms – one with access to Loft Room for Further Accommodation
- ♦ Bathroom with Bath and Walk In Shower

First Floor:

- ♦ Galleried Landing with Glass Picture Window

- ♦ Main Bedroom with Walk In Wardrobe, Ensuite Bathroom with Bath and Shower and Balcony Overlooking The Gardens
- ♦ 2 Further Double Bedrooms With Ensuites

Basement:

- ♦ Cinema Room
- ♦ Gym/Bedroom 6
- ♦ Utility and Plant Rooms

- ♦ Detached 3 bay Garaging with External Staircase To 1 Bedroom Annexe

- ♦ Internally Extending To Approximately 5812 Sq Ft

- ♦ Professionally Landscaped Gardens & Grounds Extending To Approximately 3/4 An Acre



SITUATION

The small South Oxfordshire village of Moulsoford lies beside the River Thames just to the South of the historic old market town of Wallingford which was granted a Royal Charter by Henry II in 1155 and boasts a Waitrose and The Corn Exchange Theatre & Cinema. Situated on the west bank of the River, along what many regard as the most beautiful stretch of the Thames and acknowledged to be one of the longest runs between locks, the village has many interesting half-timbered cottages and larger houses, including a 17th century manor house, reflecting a rich architectural heritage. The surrounding scenic countryside comprising the Chilterns on one side of the River and Berkshire Downs on the other, is designated an "Area of Outstanding Natural Beauty".

The village has two highly regarded private schools, Cranford House and Moulsoford Prep, and the local area generally has an excellent range of state and private schools within easy reach. Additionally, the area is served by further private schooling, of particular note; The Oratory Preparatory School, St Andrews Preparatory

School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

On one edge of the village there is a petrol garage with a convenience store, whilst to the other, the "Beetle & Wedge" riverside Inn. For walking enthusiasts there are numerous footpaths and bridleways which have access onto the Berkshire Downs linking to the ancient Ridgeway path and also onto the Thames towpath which extends along the River from Wallingford to Streatley-on-Thames.

For rail commuters the both nearby villages of Cholsey and Goring-on-Thames have mainline railway stations providing fast services to Oxford, Reading and up to London (Paddington) in under the hour. There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow. Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.





PROPERTY DESCRIPTION

Faloria is a stunning architect-designed property. Built in 2010 it has many striking features and sits handsomely in the 3/4 acres of gardens that surround and truly complement it.

Built to an exceptionally high standard, the property is of modern design with a twist on tradition with brick and flint alongside oak cladding and tiled roof. The accommodation is well appointed with light and airy rooms, extending in all to approximately 5,812 sq ft inclusive of a 3 bay garage with 1 bedroom annexe above.

The entrance comprises of a galleryed hall with its breath-taking full length picture windows and floating staircase, establishing a theme of impressive and individual touches that all rooms in the house have in their own right. Style and quality are evident throughout and the accommodation is most flexible, offering 4 reception rooms, 6 bedrooms and 4 bathrooms, with the main bedroom featuring a walk-in dressing room, a large en-suite with both a bath and walk-in-shower, plus a balcony which overlooks the wonderful garden.

The overall design offers modern open-plan family living, co-existing with a more traditional feel, set within stunning gardens which embrace inside and outside living - a key feature of the whole property.



OUTSIDE

The brick pillared entrance leads into the generous shingled driveway, offering ample parking and large turning area.

The 3 bay garage has 2 open bays and 1 closed bay. To the left of the garage is an external staircase which leads to a self-contained 1 bedroom annexe with kitchen, dining, living area and bedroom with ensuite shower plus useful eaves storage.

The rear gardens are beautifully planted and provide a private sanctuary, comprising of many trees, including Mulberry, Walnut and Whitebeam, with large laurel hedges to the sides that offer shelter and privacy.

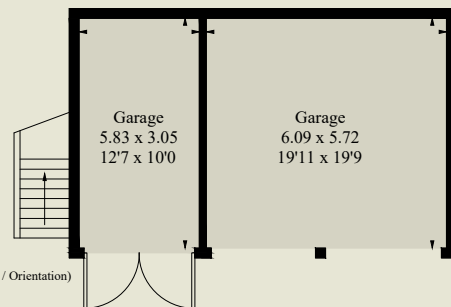
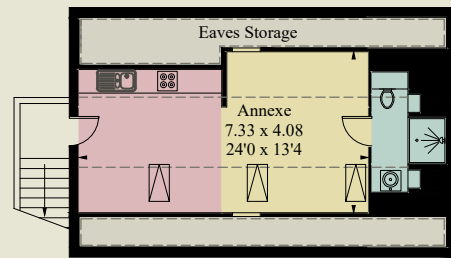
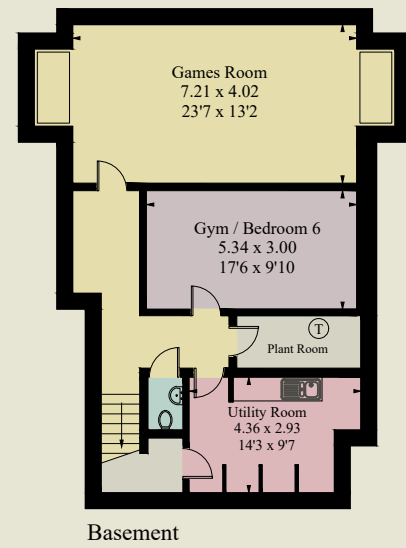
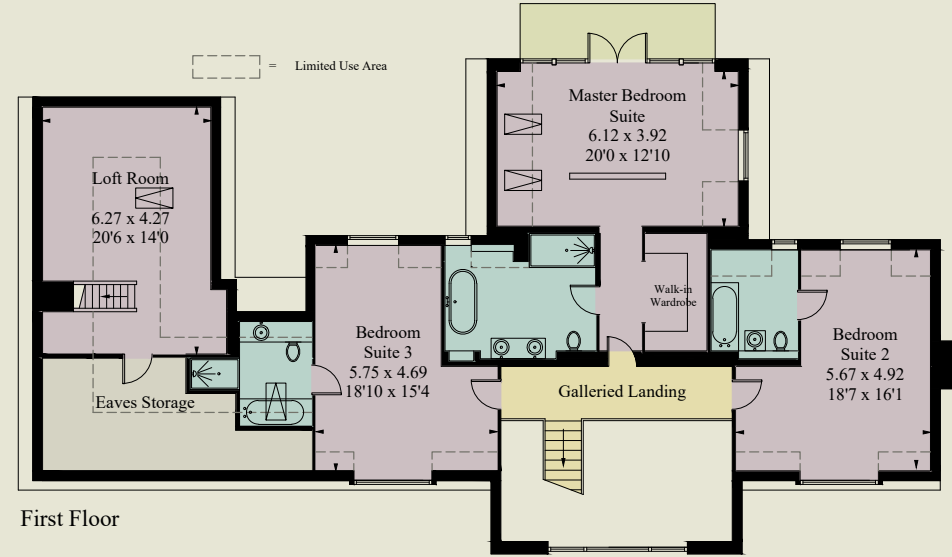
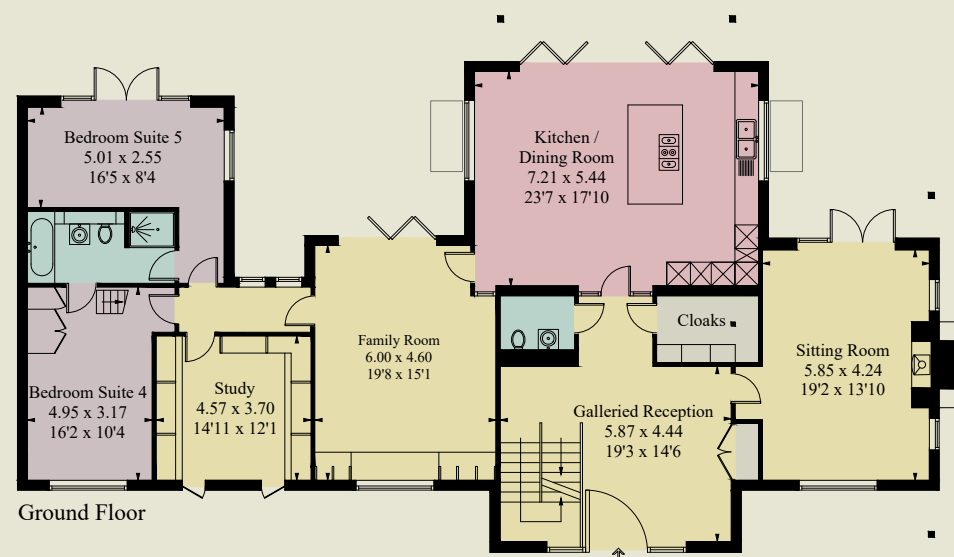
Leading out from the kitchen/dining room is a raised terrace which extends round the whole width of the property offering many seating opportunities, perfect for entertaining and al-fresco dining.



Faloria, Mouslford, Oxfordshire, OX10 9HR

Approximate Gross Internal Area = 393 sq m / 4230 sq ft
 Limited Use Area = 43 sq m / 462 sq ft
 Total = 540 sq m / 5812 sq ft

Garage and Annexe = 70 sq m / 753 sq ft
 Limited Use Area = 34 sq m / 365 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 324

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains water and Electricity. Hot water and underfloor heating via an Air Source Heat Pump. Private drainage.

The property has a right of way to the river for boating and bathing purposes.

Council Tax: Faloria - Tax Band H. The Annexe at Faloria - Tax Band A.

Energy Performance Rating: C / 76

Postcode: OX10 9HR

Local Authority: South Oxfordshire District Council
 Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street crossing over the river bridge and up to the top of Streatley High Street where at the traffic lights bear right onto the A329 Wallingford Road and continue out of the village. On reaching Mouslford, continue down into the village and along The Street. Faloria is on the right, opposite the entrance to Cranford House School and marked by a low level white picket fence bearing the house name.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



01491 874144

4/5 High Street, Goring-on Thames

Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

