



# FALORIA ANNEXE

MOULSFORD ♦ OXFORDSHIRE

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Wallingford on Thames – 2½ 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

A spacious studio first floor apartment in lovely village location with good off road parking within walking distance of Cholsey mainline train station.

- ♦ Exterior stairs
- ♦ Front door into apartment
- ♦ Large open plan Kitchen/Dining/Living and Bedroom
- ♦ Shower room
- ♦ Parking for 1 car



## LOCATION

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. 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 a petrol garage with a convenience store, and in Ferry Lane is situated the “Beetle & Wedge” Riverside Restaurant. For walking enthusiasts there are numerous footpaths and bridleways which have access onto the Berkshire Downlands linking to the ancient Ridgeway path and also onto the Thames towpath which extends along the River from Wallingford to Streatley.

For rail commuters the nearby villages of Cholsey and Goring both have mainline railway stations providing fast services to Oxford, Reading and up to London (Paddington). The village enjoys good road communications generally to the surrounding towns and motorway networks.

Recently refurbished spacious studio first floor apartment in lovely village location with good off road parking for one car. External staircase leads to first floor level. There is a front door giving access to the apartment. The living area combines a good size fully fitted kitchen, dining area and Bedroom. The shower room is presented to a lovely high standard.

There is parking for one car.






## Faloria Annexe, Moulstord, OX10 9HR

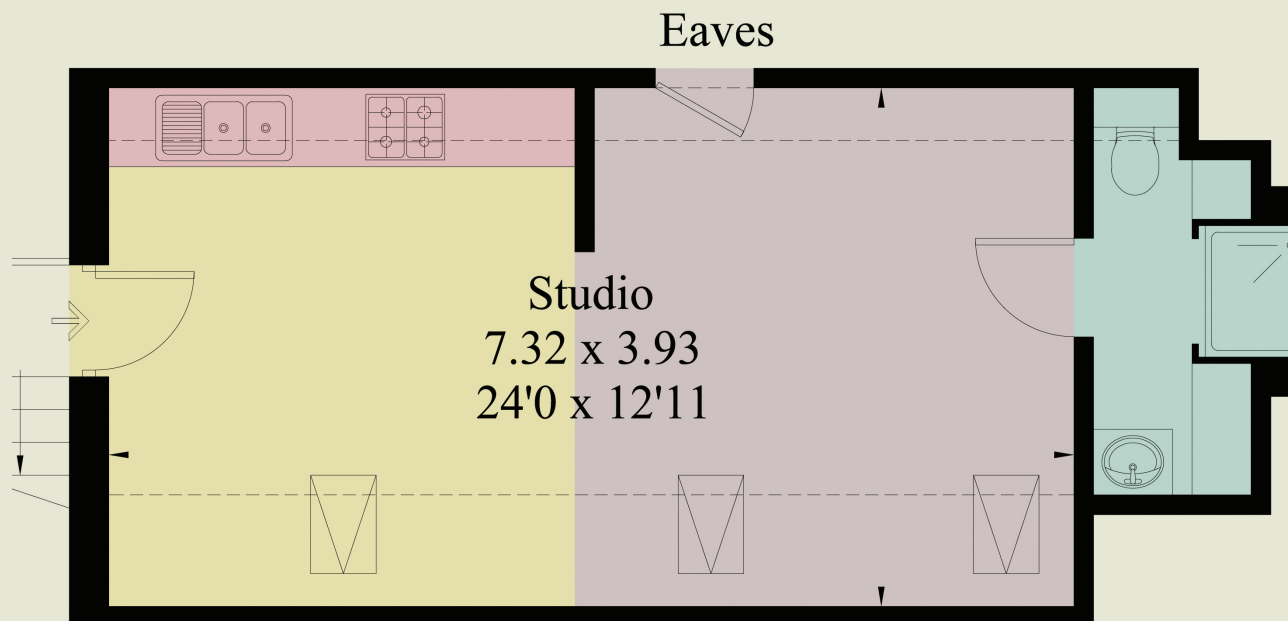
Approximate IPMS2 Floor Area = 23.9 sq m / 257 sq ft

Limited Use Area = 9.5 sq m / 102 sq ft

Total = 33.4 sq m / 359 sq ft



 = Reduced head height below 1.5m



## GENERAL INFORMATION

**Services:** Mains electric, water and drainage are connected to the property.

**Council Tax:** A

**Postcode:** OX10 9HR

**Energy Efficiency Rating:** D

**Local Authority:** South Oxfordshire District Council - Telephone: 01235 422422

## DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street and across the river bridge and up to the top of Streatley High Street where at the traffic lights turn right for Wallingford. Continue on this road until you reach the village of Moulstord. Faloria is found on the right handside opposite the entrance to Cranford House School. The property is the first on the left and above the garage.

## VIEWING

Strictly by appointment through Warmingham & Co

## 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.



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