



61 ELIZABETH ROAD

MONGEWELL ♦ OXFORDSHIRE

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Wallingford - ½ mile ♦ Goring on Thames - 4 ½ miles ♦ Reading - 14 miles ♦ Oxford - 14 miles ♦ M4 at Theale (J.12) - 14 miles ♦ Henley on Thames - 10 miles ♦ M40 at Lewknor - 10 miles
(Distances approximate)

A modern detached 4 bedroom, 3 bathroom house with separate self contained annexe within a delightful cul de sac and close proximity to beautiful walks by The River Thames.

♦ Modern Detached 4 Bedroom House with Self Contained Annexe

♦ Driveway Parking for 3 Cars

- ♦ Hallway
- ♦ Cloakroom
- ♦ Family Room
- ♦ Kitchen
- ♦ Dining Room
- ♦ Sitting Room

- ♦ 1st Floor
- ♦ Main Bedroom with Double Built In Wardrobes and Ensuite Shower Room
- ♦ 2 Further Bedrooms

- ♦ 2nd Floor
- ♦ Bedroom with Double wardrobe and Ensuite Shower Room
- ♦ Study

- ♦ Private Garden with Undercover Seating Area
- ♦ Shed/Workshop



SITUATION

Mongewell is a village about 1 mile south of Wallingford in Oxfordshire. Sitting on the east bank of the Thames, it is linked with the west bank at Winterbrook by Winterbrook Bridge. The earthwork Grim's Ditch, now part of The Ridgeway long-distance footpath, passes through the northern part of it having followed a route along the banks of the Thames from Goring continuing its journey up onto the Chilterns. The immediate local area has numerous footpaths and bridleways through the scenic surrounding countryside which is designated an "AONB". On the fringe of the village is the Springs golf course and excellent clubhouse which adjoin the park like grounds of the old Springs Hotel and features beautiful views over a private lake. which can easily be accessed on foot from the end of the village street.

PROPERTY DESCRIPTION

Built in 2020, 61 Elizabeth Road is a modern detached house offering well thought out accommodation across 3 floors. Entrance is into the hallway with hard flooring running throughout the ground level. The family room has a lovely bay window and large storage cupboard. The kitchen is fully fitted with Quartz worktops. There is a built in seating area for breakfast dining. The room opens out into the dining room with large roof lantern offering plenty of natural light. There are French doors leading out into the garden and undercover area which creates additional dining and entertaining outdoor space. The sitting room has an electric fire and garden views.

On the first floor is the main bedroom suite with double built in wardrobes and ensuite shower room. There are 2 further bedrooms and family bathroom with bath and separate shower. On the top floor is another bedroom with ensuite shower room and double wardrobe. There is also a study which could be a single bedroom, if required.

The annexe is found across the covered area in the garden. The room consists of a shower room, kitchenette and living/bedroom.

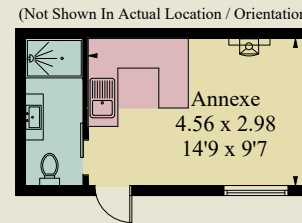
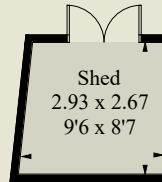
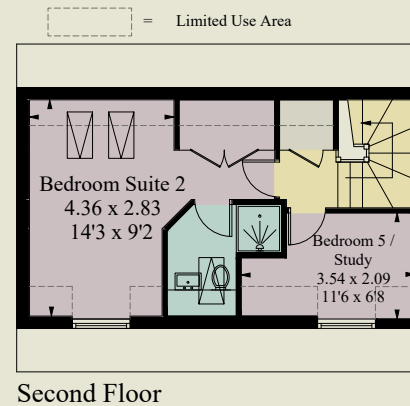
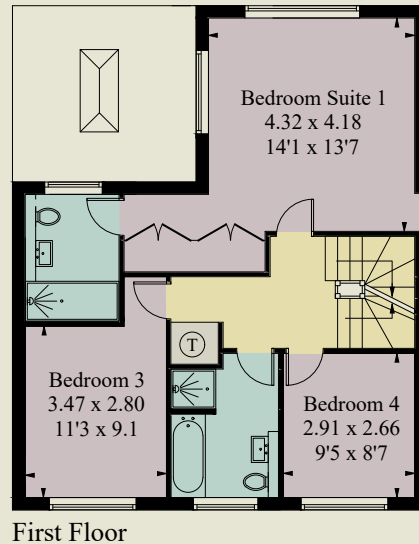
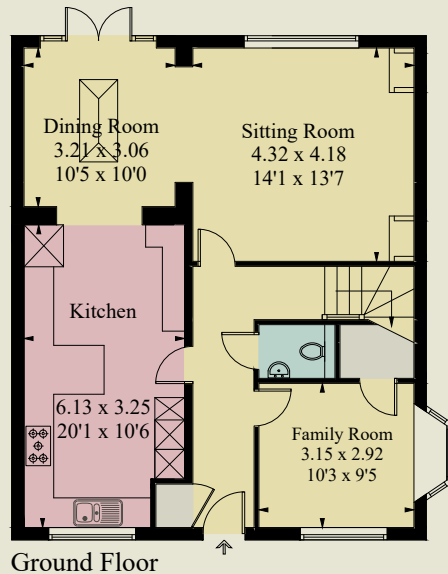
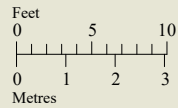
OUTSIDE

The garden is fully enclosed with bordering railway sleepers filled with planting. There is a separate shed/workshop. A gate then leads out to the driveway parking for 2 cars in front, plus a separate parking bay to the side.



61 Elizabeth Road, Mongewell, Wallingford, Oxfordshire, OX10 8FQ

Approximate Gross Internal Area = 167 sq m / 1797 sq ft
 Limited Use Area = 6 sq m / 64 sq ft Outbuildings = 24 sq m / 258 sq ft
 Total = 197 sq m / 2120 sq ft



GENERAL INFORMATION

Services: Mains electricity, gas, water and drainage are connected to the property.

Council Tax: F

Energy Performance Rating: B / 86

Postcode: OX10 8DY

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring on Thames proceed up to the top of the high Street. At the railway bridge junction bear left onto the B4009. Go through North Stoke in approximate 4 miles and continue past The Springs Golf Club and out onto the junction with the A4074. Bare left onto the A4074 and then at the roundabout turn left towards Wallingford. Take the first turning right onto Halifax Rd, then left onto Elizabeth Road. Follow the road round to the right and 61 will be found towards the end.

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.

CREATESPACE DESIGN ref 651

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



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