



# RED KITE BARN

MOULSFORD ♦ OXFORDSHIRE

Warmingham

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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  
(Distances approximate)

A lovely 3 bedroom 3 bathroom converted barn set on the outskirts of this Thameside village within close proximity to extensive amenities at Wallingford and within 2 miles of Cholsey Station with mainline railway into London Paddington.

♦ A Beautiful 3 Bedroom 3 Bathroom Barn

♦ Lobby Area with Cupboard

♦ Shower Room

♦ Bedroom

♦ Living Room with Wood Burner

♦ Kitchen Breakfast Room

♦ Bedroom with Stairs up to Bathroom

♦ Main Bedroom with Ensuite

♦ Gated Private Driveway Front Courtyard with Parking for 2 Cars and Shed

♦ Rear Garden with Patio Terrace and Raised Garden



## SITUATION

The small South Oxfordshire village of Moulsford 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 Lidl 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".

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 Downlands 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 nearby villages of Cholsey or Goring-on-Thames have a mainline railway station 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

Red Kite Barn is a wonderful converted barn with views all around. Entrance is into the hallway with coats cupboard and then first bedroom with cloakroom and shower opposite. The living room has a woodburner and door leading through to the kitchen breakfast room. Bedroom 2 is the other side of the living room and a staircase leads up to its own bathroom. The main staircase takes you up to bedroom 1 with ensuite.

## OUTSIDE

Private wooden gates give access onto the gravel driveway with plenty of parking. There is a shed for garden storage at the front and to the side is a detached home office. The terrace then wraps around the back of the house with outside seating areas.



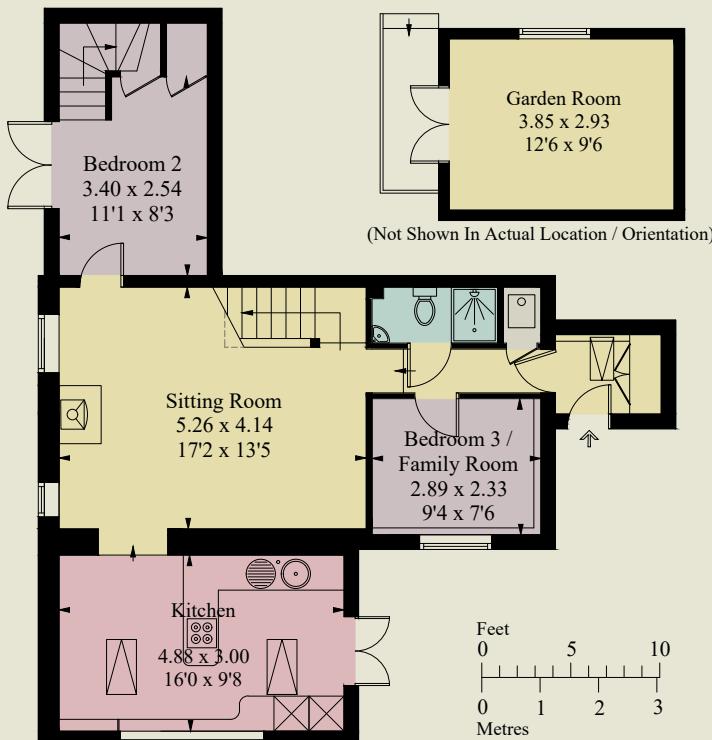
## Red Kite Barn, Half Penny Lane, Mouslford, Oxfordshire, OX10 9JN

Approximate Gross Internal Area = 95 sq m / 1022 sq ft

Limited Use Area = 5 sq m / 53 sq ft

Outbuildings = 11 sq m / 118 sq ft

Total = 111 sq m / 1194 sq ft



= Limited Use Area

CREATESPACE DESIGN ref 667

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



## GENERAL INFORMATION

**Services:** Mains electricity and oil are connected to the property. Central heating and hot water from oil fired boiler. Private water and drainage cost £60 per month.

**Council Tax:** D

**Energy Performance Rating:** C / 72

**Postcode:** OX10 9JN

Minimum 12 month Tenancy

## 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 through the village and out towards Wallingford. Just before the petrol station, turn left onto Halfpenny Lane and continue for about 1/2 mile and Red Kite Barn will be found on the right hand side.

## 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.

**Warmingham**  
www.warmingham.com

**01491 874144**

4/5 High Street, Goring-on-Thames  
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com