



SI RUSA

CRABTREE CORNER ♦ IPSDEN ♦ OXFORDSHIRE





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WALLINGFORD on THAMES - 3½ miles ♦ HENLEY on
THAMES - 8 miles ♦ READING - 11 miles ♦ OXFORD - 16 miles

♦ CHOLSEY - 4½ miles ♦ GORING ON THAMES - 4 miles

(Distances and times approximate)

A Spacious 4 Bedroom Family Home of Approx. 2045 Sq Ft, Set In 1/5th Of An Acre Gardens In A Quiet Road Surrounded By Open Fields In This Wonderful Rural Village Close To The Market Town Of Wallingford & A4074, With Quick Road Access to Reading & Oxford.

♦ Accommodation In all Extending to Approximately 2045 Sq Ft

♦ Ground Floor

♦ Entrance Hall

♦ Sitting Room

♦ Dining Room

♦ Kitchen

♦ Study

♦ Cloakroom

♦ First Floor

♦ Master Bedroom Suite

♦ Ensuite Shower Room

♦ 3 Further Bedrooms

♦ Family Bathroom

♦ Garage

♦ Gardens of approximately 1/5th Of An Acre



SITUATION

Ipsden is a small hilltop village situated high up on the edge of the Chilterns overlooking the Thames Valley, surrounded by a dramatic, unspoilt rural landscape which is designated an "Area of Outstanding Natural Beauty" with undulating hills and beech woodlands. The village is steeped in farming and agricultural lore and still today maintains its close links with the land and the rural way of life.

Relatively unchanged and retaining its tranquil atmosphere, the village has a 13th century church, a family run Post Office/general stores, a village hall, a thriving nursery school in the old village school and a well supported cricket ground and team. Close by at Hailey is a lovely 17th century brick and flint Inn, The King William IV which has a spectacular position and is well known for its good food. There are good schools in the local area, both state and private, and for rail commuters there are mainline stations locally at Cholsey and Goring providing fast services up to London (Paddington) via Reading. Crossrail services are scheduled to be commencing from Reading in 2022 which together with the electrification of the line will significantly improve travelling times to Paddington and central London destinations.

The historic old market town of Wallingford, situated by the Thames and granted a charter in 1155 by Henry II, offers an excellent range of shops, including a Waitrose, and the important centres of Henley on Thames, Oxford and Reading are all within easy driving distance, as are both the M4 and M40 motorways.

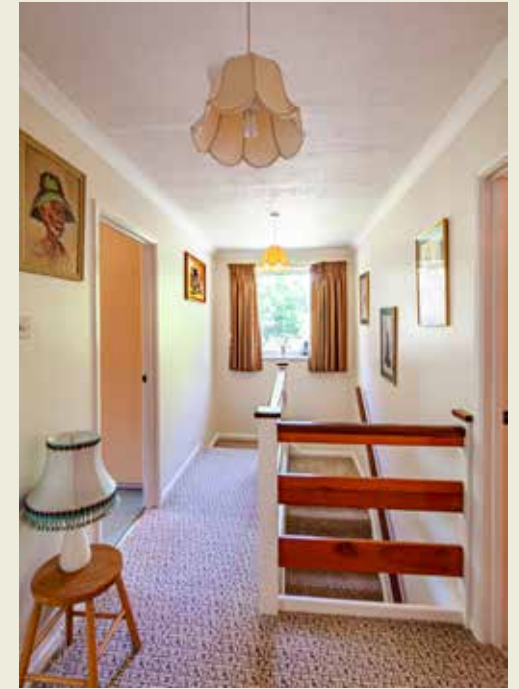
PROPERTY DESCRIPTION

A spacious 4 bedroom detached house in a quiet private road surrounded by open fields in this lovely rural village, there is much scope to modernise and extend subject to the usual planning regulations. The property already offers a spacious entrance hall and 3 good size receptions rooms, with the principal rooms enjoying views over the delightful rear garden. There is a large light galleried landing giving access to all first - floor rooms. The master bedroom is well appointed with a dual aspect and ensuite shower room. 3 further bedrooms are generous in size and enjoy wonderful views and light. The family bathroom is also well presented.

OUTSIDE

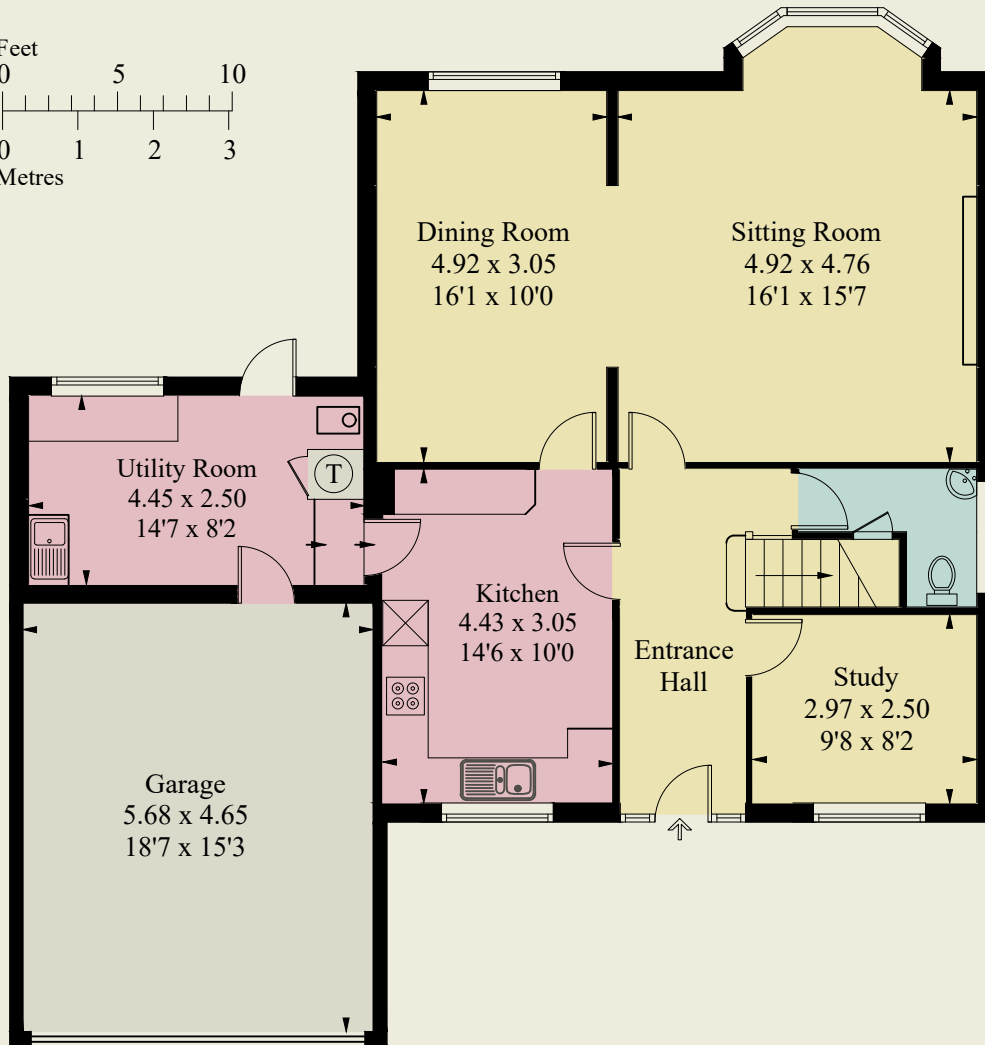
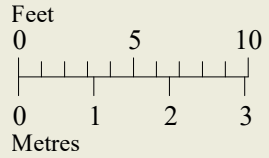
To the frontage is a private driveway providing ample parking space and leading up to the garage and front door, flanked by a lawned front garden. Across the rear of the house is a paved patio terrace ideal for outside dining and entertaining. The patio overlooks the level lawned family garden, enjoying great privacy with fenced boundaries, a raised patio half way down the lawn, and a shed at the far rear of the garden with mature shrubs adding interest.



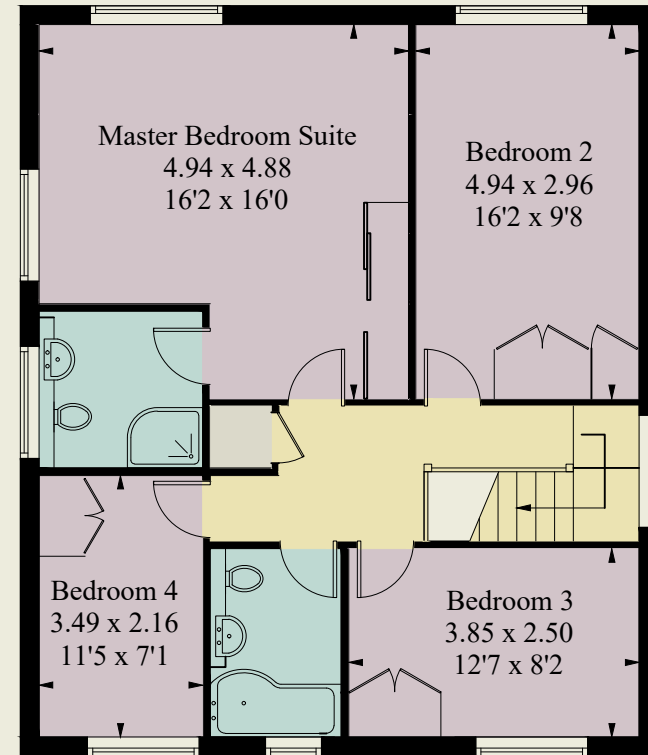


Si Rusa, Crabtree Corner, Ipsden, Oxfordshire, OX10 6BN

Approximate Internal Floor Area (including Garage) = 190 sq m / 2045 sq ft



Ground Floor



First Floor

CREATESPACE DESIGN ref 258

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



GENERAL INFORMATION

Services: Oil central heating, septic tank drainage, mains water and electricity.

Council Tax: G

Energy Performance Rating: 45 | E

Postcode: OX10 6BN

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue up the High Street to the Railway bridge, turn left onto the Wallingford Road/ B4009, in a further 3.5 miles on reaching North Stoke turn right onto Whitehouse Road. At the top with the A4074 junction turn right and immediate left into Church Lane. In a further mile turn right at Well Place Road, in approximately 400 ft turn left into Crabtree Corner. Si Rusa is found on the right hand side half way down.

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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