



RIVERACRES

MOULSFORD ♦ OXFORDSHIRE

Warmingham

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RIVERACRES

MOULSECOOMB ♦ OXFORDSHIRE

Wallingford on Thames - 3½ miles ♦ Chissey - 2 miles
♦ Streatley/Goring on Thames - 2½ miles ♦ Reading - 1 miles ♦
Oxford - 17 miles ♦ Newbury - 15 miles ♦ Henley on Thames - 14 miles
♦ M4 at Theale (J.12) - 1 miles ♦ M40 at Lechlade (J.6) - 13 miles
(Distances approximate)

Within the pretty Thameside village of Moulsecoomb, 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.

A riverside property set within 1.628 Acres and with 140 feet of riverfrontage to The Thames. Individually designed and with accommodation and garage of 5,425 sq. ft, offering immense potential to either refurbish or redesign, subject to relevant planning permission.

Main House

- ♦ Breakfast Room
- ♦ Sitting Room
- ♦ Cloakroom with Shower
- ♦ Kitchen
- ♦ Utility Room
- ♦ Dining Room
- ♦ River Room
- ♦ Study
- ♦ Main Bedroom with Balcony and Ensuite Bathroom
- ♦ Loft Storage
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom with Bath and Separate Shower

Studio

- ♦ Accessed via External Staircase
- ♦ Living/Dining/Bedroom
- ♦ Shower Room
- ♦ Kitchenette

Double Garage With Accommodation Above

- ♦ 2 bay Garage
- ♦ Separate Door to Kitchen
- ♦ Stairs up to Living/Dining/Bedroom
- ♦ Bathroom

Annexe

- ♦ Sitting Room
- ♦ Kitchen Breakfast Room
- ♦ Bathroom with Bath and Overhead Shower
- ♦ Bedroom
- ♦ Rear Hallway
- ♦ Cloakroom

Mature Grounds, Totaling 1.628 Acres including:

- ♦ 140 ft of River Frontage with Mooring Rights
- ♦ Tennis Court
- ♦ Swimming Pool (currently closed off)
- ♦ Large Driveway

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, as well as being served by many others locally from state to private, including, Streatley Primary School, Cholsey Primary School, Wallingford Secondary 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 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 both the 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

Built in the 1960's, Riveracres is a detached contemporary property offering flexibly arranged accommodation within a most rare riverside setting. The house itself has been designed to suit the current owners and has an annexe and a studio which can be separately occupied or incorporated back within the main house. The studio is approached via external stairs to the side of the property and its accommodation is on the first floor. The annexe is found to the other end on ground level with its sitting room and bedroom facing out towards the River.

The property's impressive proportions and versatile layout offers scope for different living options and it would benefit from updating and refurbishment to take full advantage of the wonderful views across the lawned gardens and down to the River and beyond. The main house, annexe and studio accommodation totals 3,993 sq ft.







OUTSIDE

The splayed entrance to Riveracres is set back from the road with low brick walls either side of wrought iron electric double gates. In front of the gates is a 2 way drive leading out onto the High Street. As you enter the gates, the grounds have a "park like" feel, with large trees surrounding the boundaries and lawned areas, all in total privacy. The detached double garage is at the top of the driveway and is an oak framed building with 2 separate front doors. It has a side door into the accommodation which is found at ground and first floor, comprising of kitchenette, sitting/dining/bedroom and bathroom.

There is a full sized tennis court on the approach to the house and a swimming pool, currently closed off, under a raised decked area in front of the kitchen and dining room. A pond is found beyond the pool. At the rear are further extensive lawned gardens which then lead down to the River Thames and views across on the South Stoke side. There is direct frontage to the Thames of approximately 140 ft with mooring rights. In all, the glorious gardens and grounds extend to approximately 1.628 Acres and offer a rare and wonderful setting to this property.



River Acres, The Street, Moulsford, Oxfordshire, OX10 9JD

Approximate Gross Internal Area = 371 sq m / 3993 sq ft

Limited Use Area = 58 sq m / 624 sq ft

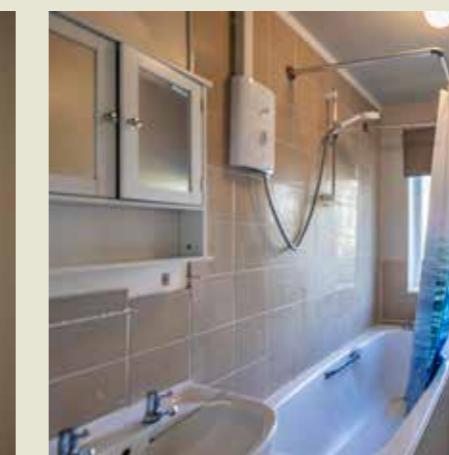
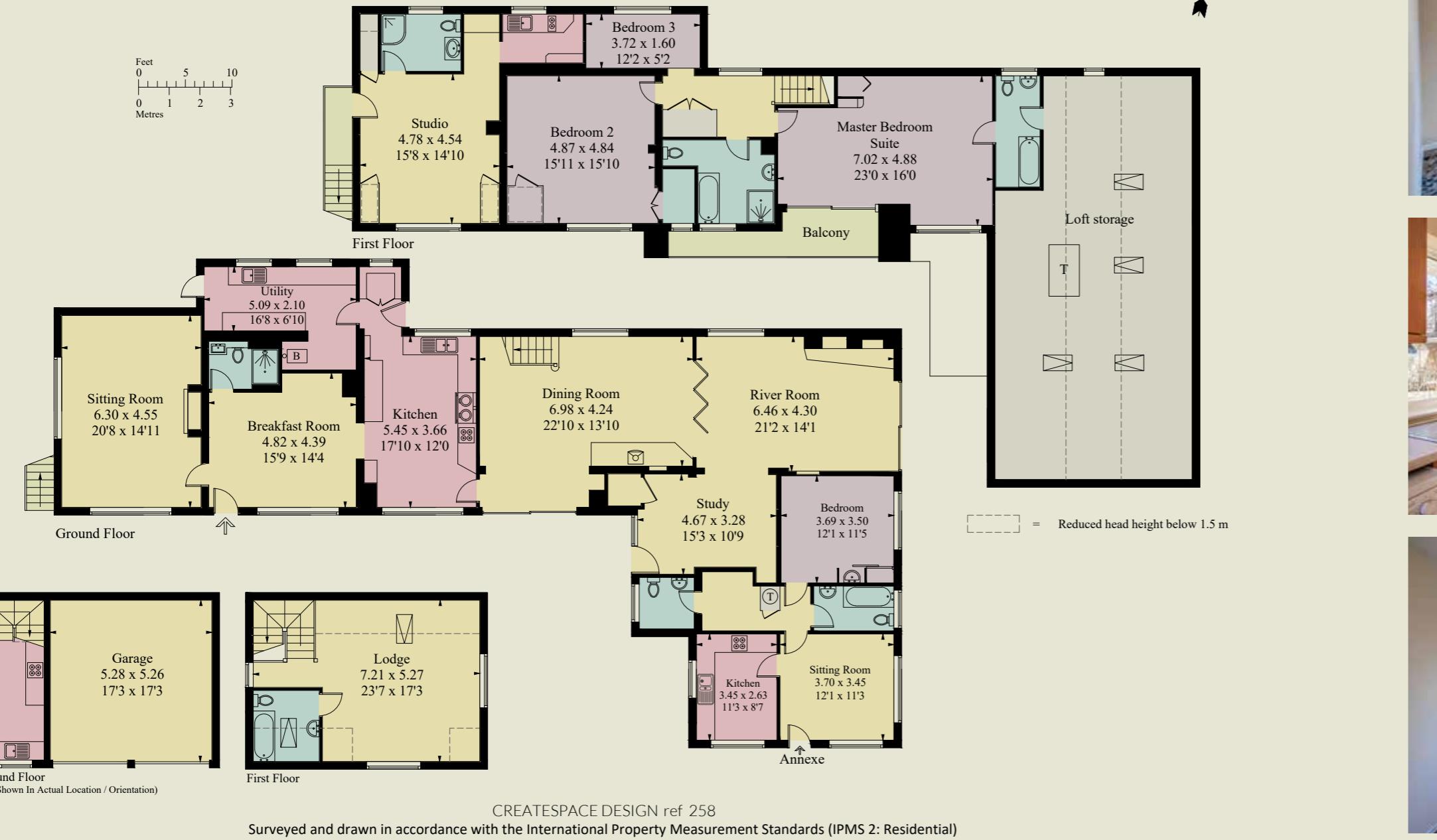
Garage & Studio = 66 sq m / 710 sq ft

Limited Use Area = 9 sq m / 96 sq ft

Total = 504 sq m / 5425 sq ft

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Feet
0 5 10
Metres
0 1 2 3



GENERAL INFORMATION
Services: Mains electricity and water are connected to the property. Central heating and hot water from oil-fired boiler. Private drainage.

Council Tax: H

Energy Performance Rating:

Riveracres (main house) Band E

Annexe Band D

Studio Band C

Postcode: OX10 9JL

Local Authority: South Oxfordshire District Council

Telephone: 01945 82000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our office 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 the traffic lights bear right onto the A329 Wallingford Road and continue out of the village. On reaching Moulsford, carry on into the main village and opposite the entrance into the Recreation Grounds Car park, the stepped entrance into Riveracres 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.

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