



## 3 GREENLANDS FARM COTTAGES

GREENLANDS FARM ♦ MOULSFORD ♦ OXFORDSHIRE

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## 3 GREENLANDS FARM COTTAGES

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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 refurbished 3 bedroom end of terrace cottage with 2  
reception rooms and lovely south facing gardens, plus off  
road parking for 2 cars.



### 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.

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.

## PROPERTY DESCRIPTION

3 Greenlands Farm Cottage is a recently refurbished end of terrace property offering well proportioned accommodation. Entrance is through a porch, into the hall with stair access. There is a large living room with open fire overlooking the front of the property which then leads into the dining area which has french doors. The kitchen is fully fitted and there is a back door accessing the rear porch, plus boiler/store cupboard. Upstairs there are 3 bedrooms, 2 with built-in storage and a family bathroom with bath and overhead shower.

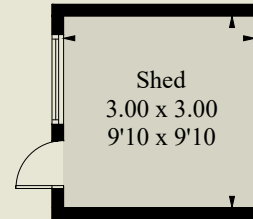
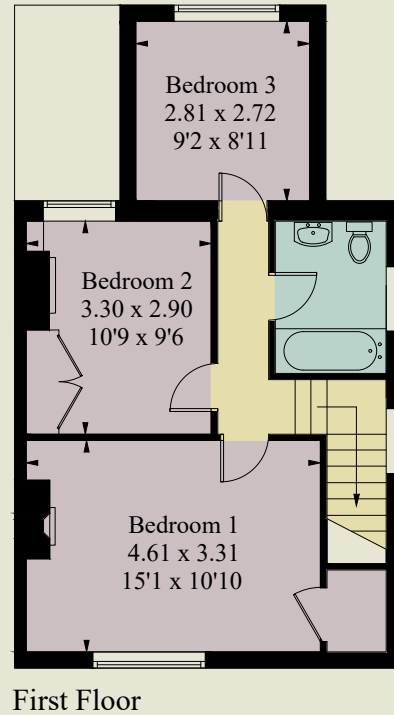
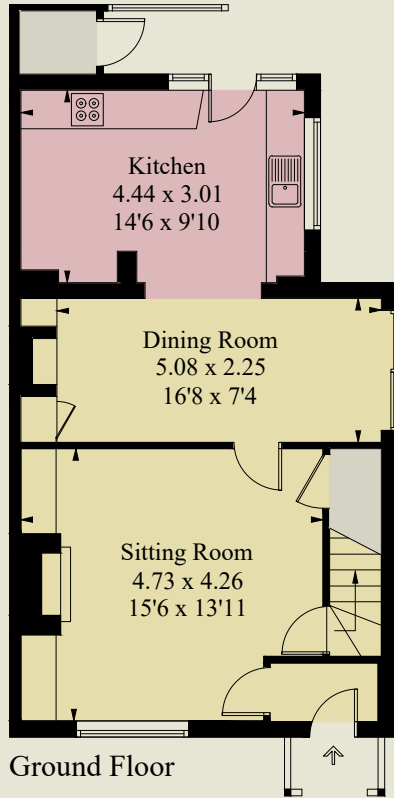
## OUTSIDE

There is a pretty front garden with borders along the path leading to the front door. The parking for 2 cars is off road and found to the right of the property. The gate leads to the back garden with terrace area, perfect for al-fresco dining. Steps then lead up to the main garden which is laid to lawn and hedged all round. The garden is a large space and there is a shed at the rear.

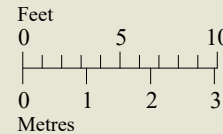


# 3 Greenlands Farm Cottages, Cow Lane, Moulsoford, Oxfordshire, OX10 9JT

Approximate Gross Internal Area = 99 sq m / 1065 sq ft  
Outbuildings = 9 sq m / 96 sq ft  
Total = 108 sq m / 1162 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 379

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

## GENERAL INFORMATION

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

**Council Tax:** B

**Energy Performance Rating:** E / 41

**Postcode:** OX10 9JT

**Local Authority:** South Oxfordshire District Council

Telephone: 01491 823000

## VIEWING

Strictly by prior appointment through Warmingham & Co

## 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. Take the first left onto Wantage Road and follow the road out of the village. In about 2 miles, turn right at Greenlands Farm and follow the driveway. Carry on over the speed bumps and 3 Greenlands Farm is the last house on the left 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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