

Sovereign Place, Wallingford, OX10 9GF

£549,950 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

This impressive five-bedroom, double-fronted property offers generous and versatile accommodation throughout, making it an ideal family home with excellent entertaining space and additional living potential.

On the ground floor, the property benefits from a large dual-aspect lounge, providing a bright and spacious principal reception room. To the rear is a well-appointed kitchen/diner with integrated appliances, offering an excellent space for both everyday family life and entertaining. A further reception room leads directly from the kitchen/diner, providing valuable flexibility and could be utilised as an additional entertaining room or family room. Upstairs, there are four well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the additional bedrooms provide ample space for family members, guests or home working.

To the rear, the property enjoys a private and enclosed garden, offering a pleasant outdoor space for relaxing and entertaining. Stairs from the garden lead to a self-contained annex/flat, providing excellent versatility for extended family, guests, a teenager's suite or potential home-working accommodation, subject to any necessary permissions.







Key Features

- Well presented throughout
- Four double bedroom in the main house
- Additonal annex/flat accommodation
- No onward chain
- Desirbale location within walking distance to the town centre
- Double garage
- Cloakroom





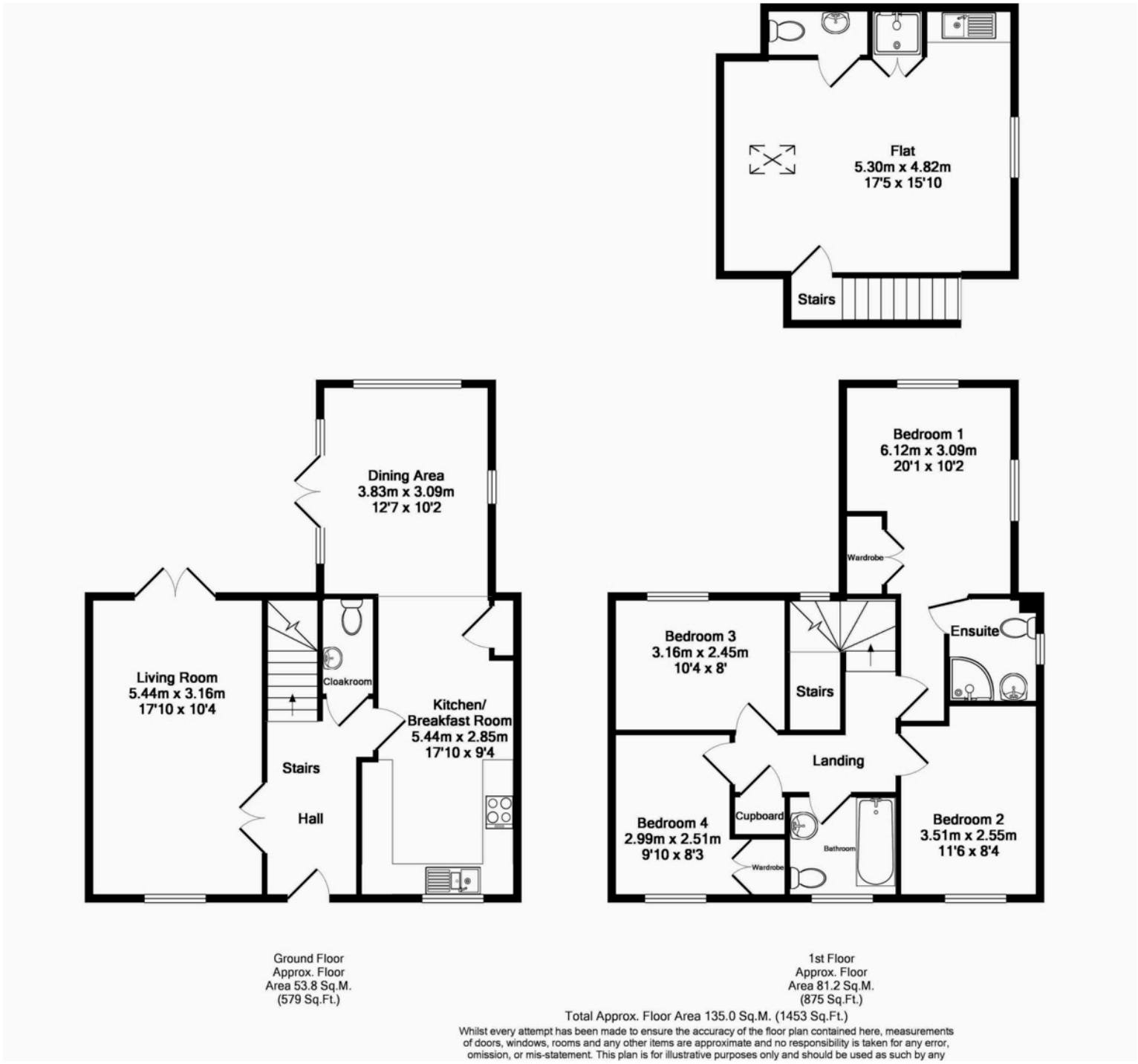


The Location

Further benefits include a double garage, providing secure parking and excellent additional storage, as well as the significant advantage of no onward chain.

Wallingford is a historic Market Town lying on the banks of the River Thames. With its beautiful town centre large open green spaces and an abundance of amenities including Waitrose Costa Lid Pizza Express plus lots of independent cafes pubs and shopping. It has great local transport with direct links to Oxford and Reading plus Didcot Train Station a few miles away with direct access to London.

Some material information to note:
Tenure: Freehold The property is of a brick construction and is connected to mains gas, electric, water and drainage. According to Ofcom standard to ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property. According to GOV.UK Flood risk, there is a very low risk of flooding. The property has a double garage and a self contained annex above the garage which is accessed from the garden The property has a maintenance charge of £185 per annum, For any further information relating to the Register of Title then please contact the estate agent.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office
72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833
E wallingford@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS MERRIFIELD
SALES LETTINGS