

**KILN BARN, HALFPENNY LANE, CHOLSEY, WALLINGFORD,
OXFORDSHIRE, OX10 9JN**

- 2/3 bedroom barn conversion
- Water bill included
- Countryside setting with fields opposite
- Unfurnished, Available Immediately
- Driveway parking and West facing garden
- EPC Rating C

£1,800 per month + permitted payments *

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



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Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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PROPERTY DESCRIPTION

A fantastic barn conversion situated in an idyllic semi-rural setting, located down a country lane opposite open fields at the front. The barn still retains original features including many exposed timber beams and rafters. The accommodation is flexible and private, with two bedroom suites accessible by individual staircases and a further ground floor room and shower room which could serve as temporary guest accommodation if required. The property offers generous off street parking, a private westerly facing garden and a timber studio with power and hot water. The accommodation includes: entrance hall, kitchen/diner, utility, lounge, ground floor study/bedroom, shower room, two first floor bedrooms and bathrooms. EPC Rating C.

LOCAL INFORMATION

Moulsford is a charming village beside the River Thames, just north of Streatley and south of Wallingford. The village has two private schools - Cranford House School and Moulsford Preparatory School, with a range of other private schools including Abingdon, Radley, and Bradfield within driving distance. Close by is The Beetle & Wedge Riverside Inn & Restaurant, from which the Thames Path can be accessed with miles of walking and boating on the Thames. Goring-on-Thames and Cholsey offer a mainline railway station with direct access to Reading, Oxford and London Paddington. The M4 junction 12 and the M40 J8 are both within easy access.





ACCOMMODATION

A wooden front door opens into an entrance hall. Another door leads into the kitchen/diner, with exposed timber beams. The kitchen is fitted with a matching range of wooden wall and base units, with a breakfast bar and appliances including oven, electric hob, washing machine and slimline dishwasher. Double doors lead out to the garden, and there is also access into a spacious utility with an additional sink and tumble dryer. The sitting room also has double doors out to a front patio and exposed timbers.

There is one open tread staircase from the sitting room, and another from the kitchen. Each provides access to individual bedrooms. The staircase from the kitchen leads to the main bedroom, with exposed timbers, en-suite fitted with both a bath and separate shower and velux window providing a countryside outlook. From the lounge is a double bedroom with a full height window offering an outlook towards the open fields at the front, and a bathroom. There is a further room on the ground floor, ideally suited as a study but with potential to use for temporary guest accommodation if required. There is also a shower room to the ground floor.



OUTSIDE SPACE

The property is accessed via a small private lane, leading to double timber gates opening to a gravelled driveway. Steps lead down to the front door. There is a flagstone patio at the front, perfect for morning sun, and a further patio and gravelled area along the side of the house. The garden is located at the side, laid to lawn and elevated providing an outlook over the rolling countryside at the front

There is also a studio with double doors, hot water, and electricity which could serve a variety of uses.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Tax band D. Oil fired central heating. Water is from a private bore hole and is included within the rent. Septic tank drainage.

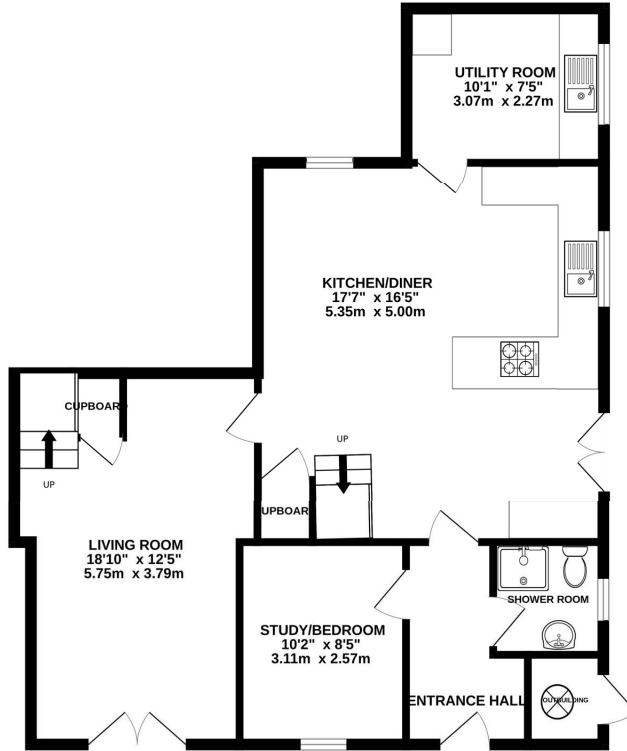
IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

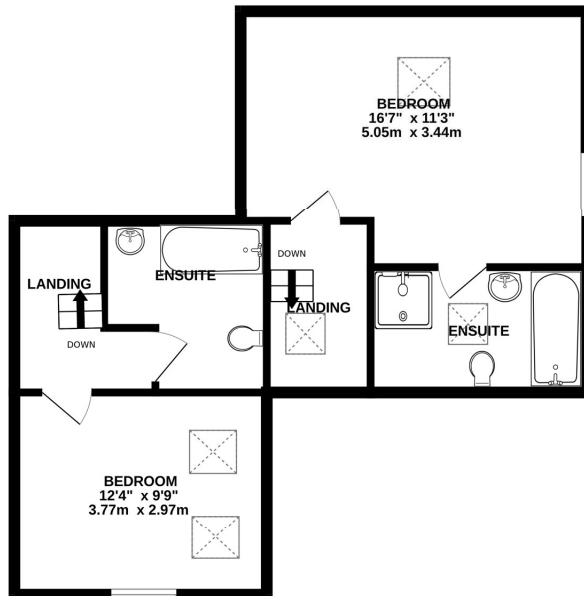




GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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