



Dudley  
**Singleton  
& Daughter**  
The Country Agent



11 Chalmore Gardens • Wallingford • Oxfordshire



## 11 Chalmore Gardens • Wallingford • Oxfordshire

An outstanding 4-bedroom detached riverside house. Set in large gardens, directly reaching to a very beautiful stretch of the River Thames, with a mooring. For the river lover and boating enthusiast, this is a gem.

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1,799 sq ft / 167 m<sup>2</sup>  
Gardens & Grounds extending to 0.42 acre  
(all measurements are approximate)

5-minute walk to the town centre • Cholsey train station 3 miles • Didcot train station 6.5 miles  
Henley 12 miles • Reading 12 miles  
(all distances/timings approximate)

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Your attention is drawn to the important notice on page 7









Chalmore Gardens is a very sleepy and lovely spot, occupying a rarely available position on the river. This private no-through road has only six properties with river frontage, and only five past number 11.

The property has recently undergone a total refit and modernisation to exacting standards throughout, to include a new family bathroom, a new ensuite bathroom, a new fully fitted kitchen with integrated appliances, a bright and airy open plan sitting/dining/living area, and replacement radiators to the ground floor. In addition, the property has been replastered, recarpeted, and freshly decorated throughout. A new boiler was installed in June 2022 and replacement windows have been installed in 2025 to the first floor and to the kitchen, including the back door. The front patio doors and the front door were installed in 2020.

A very beautiful setting, with wonderful views to the river and pastureland beyond, this feels like a rural location yet is within a few minutes' walk of the market town centre, with its excellent amenities, shops, restaurants while only a few minutes' drive to mainline train stations.

**Special features:**

- Concrete landing stage, and a mooring of approx. 30 feet, with grass seating area and wrought iron railings securing the area from the Thames Path
- Front garden extends 300ft (approx.) to the River Thames, across the private road and footpath, mainly laid to lawn, with beautiful weeping willows leading down to the river, lying adjacent to the Oxford University Rowing Club

- Rear garden is approx. 80' x 40ft and faces south-westerly
- Staircase with ornate metalwork to the balustrade, rises to a galleried landing, with large window giving views to the river and beyond
- Sitting room has sliding doors giving access to the front gardens and river
- Living/dining area has 2 sets of sliding doors giving access to the garden room
- Garden room which has an insulated interior and exterior roof, double-glazed windows, and French doors opening onto the rear garden terrace
- Both the family and ensuite bathrooms have been refitted to high standards, in keeping with the rest of the property
- The kitchen has been refitted to a high standard with new integrated appliances including double oven and hob, fridge freezer, dishwasher and washer/dryer
- 4 double bedrooms, 2 with views of the river, 2 overlooking the rear garden
- All first and ground floor doors are in golden oak
- Integrated garage 20' x 13', with electric remote up and over door, windows, light, and power
- Ample car parking to the front garden
- Cavity walls are all insulated as is the loft to a very high standard
- Replacement windows and doors as stated
- New radiators to the ground floor
- Burglar alarm system
- Ready to move into



**Summary of accommodation:** Reception Hall, cloakroom, living/dining/sitting room, garden room, kitchen, 4 double bedrooms, family bathroom, ensuite shower room to bedroom 1. Double integrated garage

**Gardens:** Rear garden is approx. 80' x 40ft, gains the south westerly sun, and is mainly laid to lawn with a large terrace, fruit trees and a garden store. High close board fencing giving security and privacy. Terrace to the front with flower beds flanking, looking towards the river, sweeping lawns to the river and large parking area. Access on both sides of the house to the gardens.

**Local Facilities:** Wallingford is a very pretty market town located on the River Thames and has found the balance of retaining its historic architecture whilst providing excellent amenities for its residents. There are regular markets and farmers markets, a Waitrose and Lidl, and a host of small independent shops, as well as restaurants, pubs, cafes, and entertainment venues. There is an excellent annual festival; the very popular Bunkfest. The Bunkline is an historic train line which runs steam trains in the holidays, a popular family attraction.

There are a number of footpaths and open spaces in which to enjoy the surrounding countryside, as well as the Thames Path.

Trains can be caught at nearby Cholsey and Didcot with regular trains to Oxford, Reading and London Paddington (Elizabeth Line). Within easy reach of both the M40 and the M4 and served by excellent bus services to nearby towns.

**Schools:** Wallingford has two nursery schools, three primary schools and a highly regarded High School which is also a sports academy. Independent schools within easy driving distance include The Oratory, Cranford House, Moulsoford Preparatory, St Helens & St Katharine in Abingdon, Pangbourne College and Bradfield College.

**Tenure:** Freehold

**Note.**

Voluntary payment to Residents Association (currently £50 summer 2025)  
Payment to Environment Agency for use of landing stage (£105.42 in 2024)

**Some material information to note:**

Gas central heating with Ideal combination boiler  
Mains electricity, gas, water, and drainage  
Driveway parking and an integrated garage  
Accessibility; step free access from the street to the inside of the property  
BT broadband connected FTTC  
Mobile signal is dependent on provider. Please refer to signalchecker.co.uk  
Property construction is brick under a tiled roof  
It is not within a conservation area  
It is not a listed building. There are no Tree Preservation Orders  
The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not



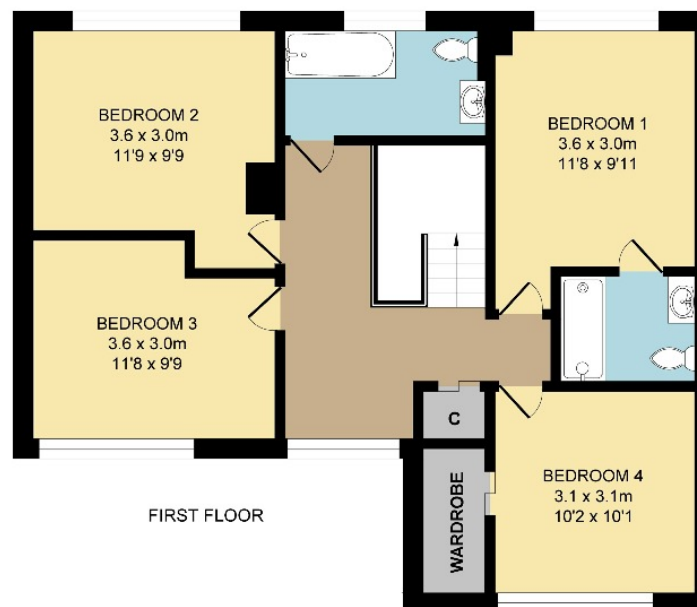








TOTAL APPROX. FLOOR AREA 167.0 SQ.M. (1798 SQ.FT.)  
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



**Post Code:** OX10 9EP

**What3words:** broached.extreme.tunes

**Directions:** From the Reading Road, turn into St Lucian's Lane, and follow as it bends round to the right and become Chalmore Gardens. Number 11 is on the right just past the Oxford University Boat Club.

**EPC Rating** D

**Local Authority & Council Tax Band:** South Oxfordshire, Band F

**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.



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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN  
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