Winterbrook
Brook Lodge, 24 Reading Road, Wallingford, OX10 9DS
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Cholsey Station c. 2.9 miles, London Paddington c. 50 minutes Train, Reading c.20 minutes Train/Bus, Oxford c.20 minutes train/bus
Didcot Station c. 6.1 miles, London Paddington c. 45 minutes Train, Reading 25 minutes Train, Oxford c. 15 minutes.

DESCRIPTION
Brook Lodge is a unique property in the Conservation area originally dating back to the early 1840’s. It has an early Victorian frontage, with a hipped roof covered in Welsh slate. Two storeys high, it retains many of the original features from the period, including high ceilings, open fireplaces and a central six paneled front door with a fanlight and open square porch. The sashes are all twelve paneled and there are two large attractive front aspect bay windows. In recent years a large ‘Orangery’ to the side provides a ‘light and airy’ private aspect over the ‘Bradfords Brook’ and a view over it’s unique wildlife habitat.

At the side of the property the separate detached barn and garage has been totally renovated by local company ‘Andrew Page Oak’. This provides self-contained living accommodation with a kitchen area and bathroom and a balcony enjoying views over the garden. Constructed using timber-framing solid oak beamwork and flooring throughout. Brook Lodge is set back from the road in a unique location with ‘Bradfords Brook’ running at the front and sides of the property. The front of the property is set well back from the road with remote controlled electric cast iron gates and a brick wall. The driveway provides ample parking and turning space at the side. Set in established secluded plot approaching half an acre.

ACCOMODATION
Accommodation includes: Large reception hall with stairs to the first floor, Drawing Room with large bay to the front and feature fireplace, Family Room with the large bay to the front and casement doors to the Orangery. A ‘Smallbone’ Kitchen/Dining room with eye and low-level solid wood units with an island all of granite worktops. Appliances include a built in oven, space for dishwasher, large fridge freezer. Terracotta tiled flooring. Cast iron fireplace (in working order) an oak constructed bay with hexagonal slate tiled roof. A large family bathroom has underfloor heating and a claw foot bath. This room has an impressive view over the formal garden. There is a large caged area to the other side of the garden for fruit. Various fruit trees including pear and apple trees. An established Lime and Walnut tree. The garden has over 25 different varieties of roses.

OUTSIDE
The gardens enjoy a great deal of seclusion and has a number of large established trees and hedgerows surrounding the rear garden. A large formal lawn is dissected by a pathway with a box hedgerow either side leading to the rear of the garden. This leads to a brick built summerhouse with hexagonal slate tiled roof. A private patio is immediately to the rear of the property a brick built outbuilding, wood storage and smaller brick outbuilding at the side currently used as a cider house. A mature Wysteria is on this westerly aspect of the elevation by the Orangery. This aspect enjoys a private view of the brook and the resident kingfisher. There is a large caged area to the other side of the garden for fruit. Various fruit trees including pear and apple trees. An established Lime and Walnut tree. The garden has over 25 different varieties of roses.

LOCATION
Situated in the Winterbrook area of the town. Wallingford is a small but bustling market town situated in South Oxfordshire, it has retained much of its historic architecture yet has good amenities for everyday needs. Within the town there is a regular market and farmers market, a Waitrose and Lidl supermarket and a host of small independent shops as well as banks, public houses, plenty of places to eat including restaurants and cafes. The Corn Exchange is the home of Wallingford’s cinema and theatre, producing a wide variety of productions throughout the year. Three primary schools and a highly regarded High School which is also a sports academy. The town has two nursery schools and a full range of leisure facilities and sports groups. Set on the banks of the river Thames there are a number of footpaths and open spaces in which to enjoy the surrounding countryside.

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Ground Floor 204.58 sq. m. (2202.10 sq. ft.)
Includes garages, outbuildings and workshop

1st Floor 154.29 sq. m. (1660.75 sq. ft.)
Includes garden annexe

TOTAL FLOOR AREA: 358.87 sq. m. (3862.85 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as guidance only 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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