



High Street, Wallingford, OX10 0DB

£2,500,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Stone Hall is a Grade II Listed Georgian masterpiece with exceptional views of the Kinecroft, offering over 4000sq ft of accommodation. This elegant four-bedroom/five-bedroom town house is a once in a generation sale and a quite landmark building within the market town of Wallingford, presented beautifully throughout and styled in a wonderful manner true to the property's age. With high ceilings, magnificent sash cord-windows, large garden and versatile summer house; we highly recommend viewings to truly appreciate the standard in which this home has been maintained and presented.

The accommodation comprises a quite grand entrance hall with stairs down to a large cellar, kitchen-breakfast room with central island, boot room, walk in safe/store room, large utility room, bathroom, dining room with original panelling & fireplace, and 24ft drawing room with 3.7 metre high ceilings and particularly large windows. On the first floor there is a tiered landing which gives access to a 24ft library room, five-piece family bathroom, double bedroom, and master suite overlooking the Kinecroft with dressing room. On the second floor there are two significant bedrooms and bathroom with free standing bath. To the rear of the property there is a large predominantly lawned garden with tree's and stone summerhouse. This gorgeous Georgian townhouse boasts rooms of notable scale, a symmetrical façade, and the current owners have styled the home perfectly. Other benefits include no onward chain and a new roof in 2023 with a 20-year guarantee.





## Key Features

- Magnificent Grade II Listed Georgian townhouse in the heart of Wallingford.
- Glorious views of the Kinecroft.
- Four/five bedrooms.
- Grand rooms with high ceilings.
- A landmark home within the town offering over 4000sq ft of the most beautifully presented accommodation.
- Three bathrooms.
- Period features indicative of the Georgian period such as high ceilings, cornicing, and sash-cord windows.
- Large garden with summer house.



## The Location

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose, and a farmers Market is held regularly in the Market Place.

The M4 (J8/9) and M40 (J6) provide access to Heathrow and the motorway network. There is an excellent and varied selection of schooling in the area both private and public.

Some material information to note: Grade II listed. Conservation area. Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We are not aware of the presence of asbestos, but buyers are advised to conduct their own investigations and obtain their own independent advice. The property has no allocated, private, or driveway parking. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



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.

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.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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