

THE DOWER HOUSE

GUIDE PRICE

£1,650,000



Secluded, rural living, yet close to the attractive Thames side town of Wallingford

ADDRESS

The Dower House
Hithercroft
Wallingford
Oxfordshire
OX10 9ES

LOCAL

The Crown, South Moreton
The Fat Frog, Aston Tirrold
The Red Lion, Brightwell-cum-Sotwell

TOWNS & TRAIN STATIONS

Wallingford 1 mile
Oxford 14.3 miles
Henley on Thames 13.5 miles
Didcot Station 4.8 miles ⇌
London Paddington from 37 mins

THE
COUNTRY
HOUSE
DEPT.

51°34'10.7"N 1°11'52.1"W





ABOUT THIS HOUSE

GENERAL

4/5
BEDROOMS

2
BATH/SHOWER
ROOMS

SERVICES Private water supply and drainage. Mains electricity. Oil fired central heating.

4
RECEPTION
ROOMS

EPC D

COUNCIL TAX G

LOCAL AUTHORITY South Oxfordshire District Council
01235 422422

HOUSE AND GROUNDS

The Dower House is a superb four bedroom family home situated in a rural position with far reaching open countryside views, yet the beautiful Thames side town of Wallingford is less than one mile away.

The main reception rooms within the house are all wonderfully light, with large windows taking in the views of the surrounding farmland. The open plan kitchen is a particular highlight and connects to the dining room, which includes a log burner and has large bi fold doors that lead to the south facing terrace. The sitting room and office are both beautiful rooms and feature attractive open fireplaces. The family room sits in the centre of the house and makes for a cosy get away. The house is ideally suited for country living with a good-sized boot room and a separate utility room.

An oak framed barn has been built in the last year and includes parking bays for three cars, a gym and a self-contained annexe above. The gardens are mostly laid to lawn and there is an attractive centrally located pagoda, which is ideal for soaking up the sun at all times of the day.





REMEMBER
ANYONE
WHO IS
NOT HERE



FRIENDS



ABOUT THIS AREA

OUR THOUGHTS ON THE WALLINGFORD

Situated on the banks of the River Thames, Wallingford – with its desirable setting and attractive architecture – offers market town living at its finest. Bordered by the rolling Chilterns on one side and the magnificent Berkshire Downs on the other, it's an idyllic spot with inexhaustible options for lovers of the outdoors. With its large open market square and famous castle ruins, this bustling market town is suffused in history. But what you might not know is that contemporary Wallingford is home to a fresh and energetic vibe, stoked by some great independent shopping, a sparkling array of dining options and a thriving café culture. If that wasn't enough, Wallingford's outstanding schools, great leisure facilities and abundant footpaths, mean the town is fast becoming South Oxfordshire's most sought after small town.

With both Oxford and Reading within striking distance, Wallingford is well-connected to some of London's fastest rail-links and is well positioned for both the M4 and M40.

There is a wide selection of excellent schools in the area including both state and private. Moulsoford Prep and Cranford House are both close by, and Oxford and Abingdon both offer a good choice of private secondary schools.

AGENT'S NOTE

Planning consent is in place for a two storey extension to the main house which would include a new master bedroom suite and formal reception room below, making a total of five bedrooms. Planning reference number: PO8/WO432, South Oxfordshire District Council.

Please note, the fit out of the accommodation above the barn is ongoing and yet to be completed





Dining area



Views



Sitting room

Open plan family living with an abundance of natural light





Bedroom



Bathroom

Modern and period features blended together



Study





Garden



Countryside views



Barn with self contained accommodation

Completely private location with rolling countryside views



FLOOR PLAN

350.9 sq m / 3,777 sq ft

TOTAL

75 sq m / 807 sq ft

OUT BUILDINGS

275.9 sq m / 2,970 sq ft

MAIN HOUSE

For identification purposes only.

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken in April 2021. Particulars prepared in April 2021.

Approximate Floor Area = 275.9 sq m / 2970 sq ft

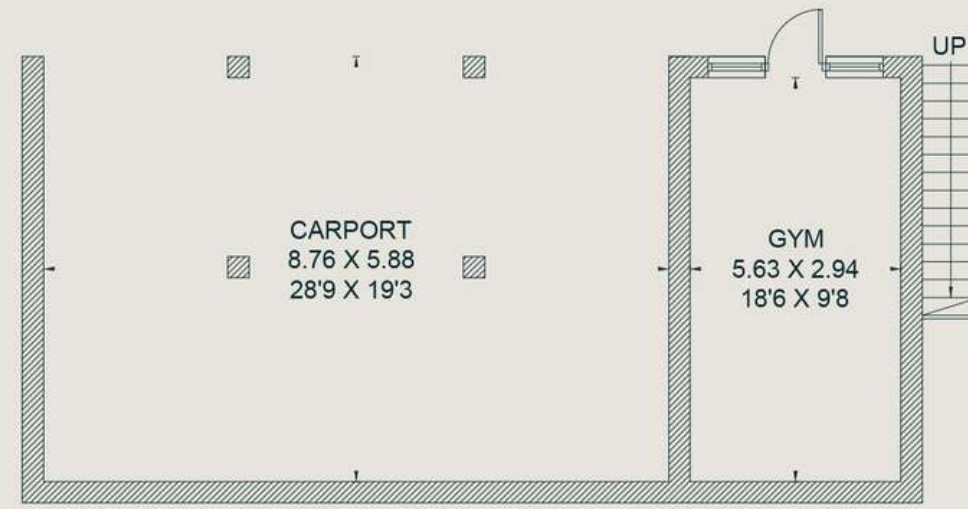
Outbuildings = 75.0 sq m / 807 sq ft

(Excluding Carport / Storage / Eaves Storage)

Total = 350.9 sq m / 3777 sq ft

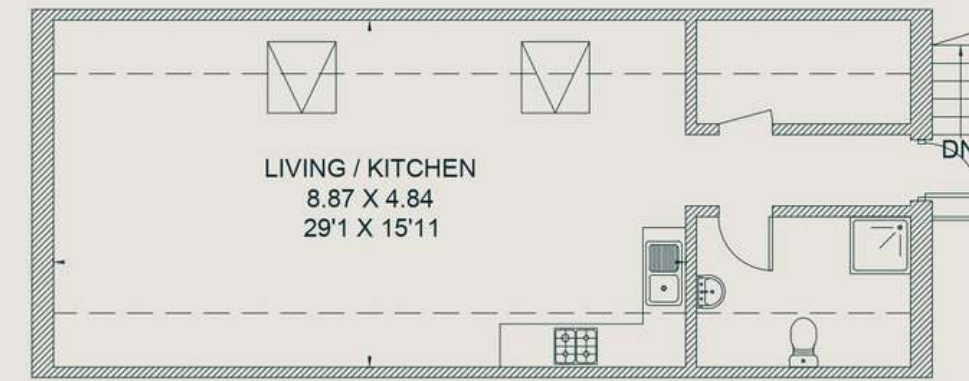


☐ = Reduced head height below 1.5m

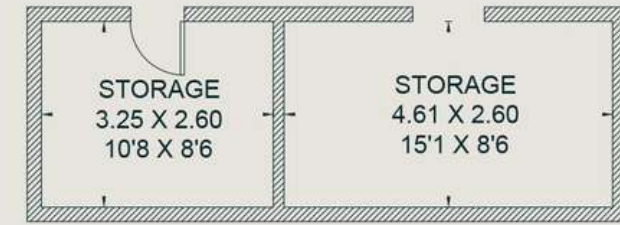


GROUND FLOOR

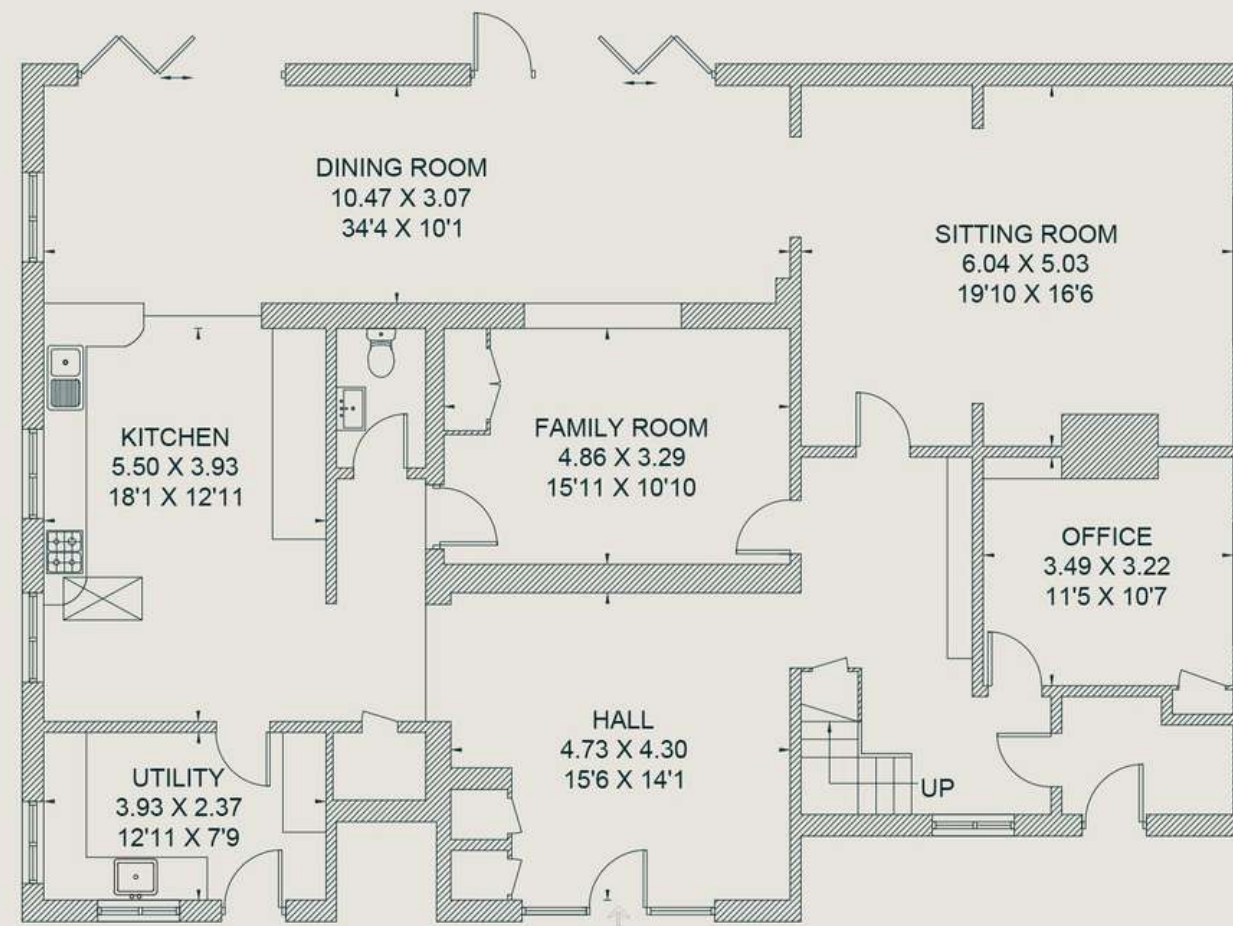
(Not Shown In Actual Location / Orientation)



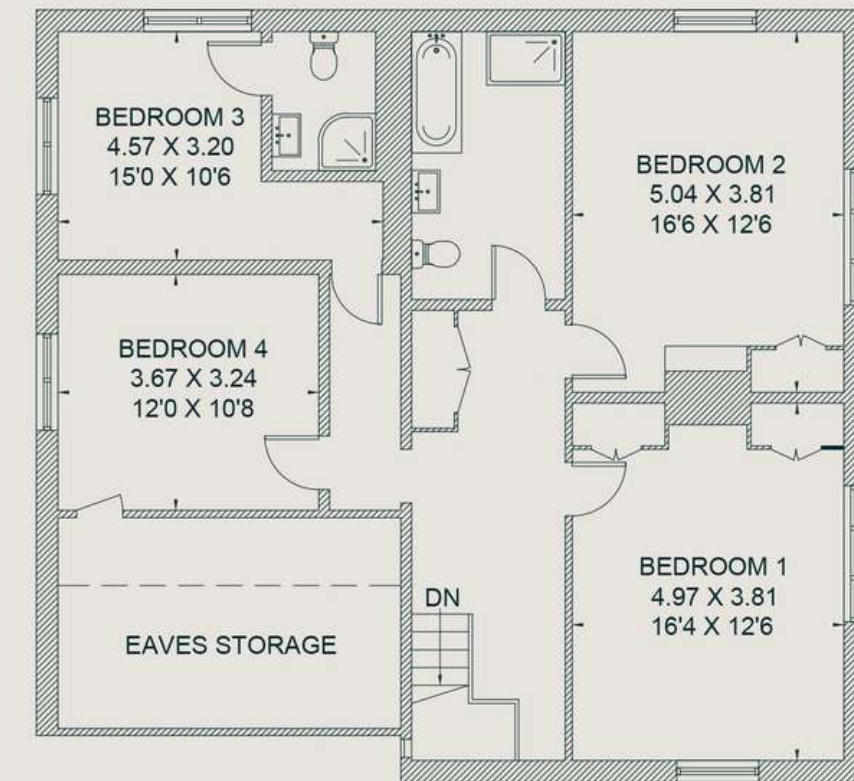
FIRST FLOOR



(Not Shown In Actual Location / Orientation)



GROUND FLOOR



FIRST FLOOR

Drawn for illustration and identification purposes only by fourwalls-aroup.com 277386

Drawn for illustration and identification purposes only by fourwalls-group.com 271190

AREA GUIDE

Oxfordshire

51°28'52.6"N 1°05'32.2"W

WALKING Wittenham Clumps

Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths

EATING OUT Le Manoir aux Quat'Saison

Described as “a twist of imaginative genius”, Raymond Blanc’s vision for Le Manoir aux Quat’Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

EVENT Henley Royal Regatta

A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July

DAY OUT Blenheim Palace

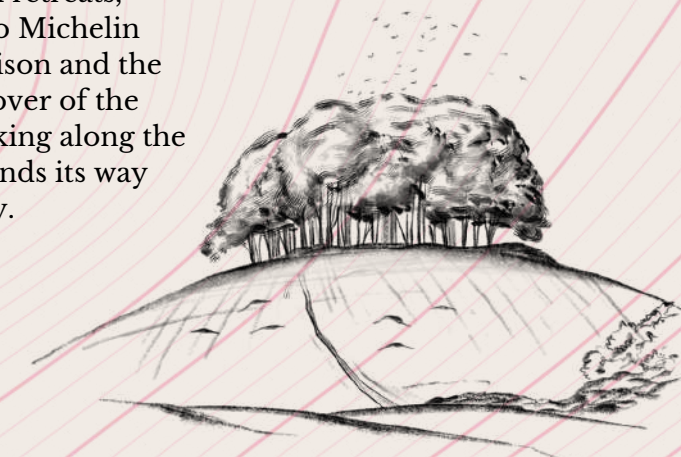
Blenheim Palace, a monumental country palace in Woodstock. The palace, one of England’s largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.



Blenheim Palace

SPOTLIGHT

From the Riverside glamour of Henley in the South to Banbury’s glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country’s finest restaurants and retreats, including Raymond Blanc’s two Michelin starred Le Manoir aux Quat’Saison and the renowned Soho Farmhouse. Lover of the outdoors are spoilt such as walking along the banks of the Thames, which winds its way through the heart of the county.



Wittenham Clumps

THE
COUNTRY
↔ HOUSE
DEPT.

Andrew Russell

andrew@thecountryhousedepartment.com

Ben Bentley

ben@thecountryhousedepartment.com

The Country House Department Limited
John Eccles House
Robert Robinson Avenue
Oxford, OX4 4GP

T 01865 338 300

E info@thecountryhousedepartment.com

W thecountryhousedepartment.com