

THAMES LODGE

Magazine 

THE
COUNTRY
HOUSE
DEPT.





THAMES *Lodge*

46 Wallingford Road, Shillingford, OX10 7ES



Thames Lodge is a well-presented Edwardian house that has been carefully restored by the current owners, retaining its period character while offering practical family accommodation. Set behind a private driveway, the property has an attractive double-fronted façade and well-proportioned rooms throughout.

The entrance hall leads to two reception rooms, both with restored sash bay windows and open fireplaces. To the rear, the kitchen/breakfast room is fitted with Shaker-style cabinetry, granite worktops and integrated appliances, opening into a vaulted breakfast area with French doors to the south-facing terrace. A separate utility room and cloakroom complete the ground floor.

On the first floor, the principal bedroom includes fitted wardrobes and an en suite bathroom. There are three further bedrooms, one of which has been combined with an adjoining room to create a larger suite overlooking the garden and could easily be reinstated as two separate rooms. A family bathroom and separate shower room serve the remaining accommodation.

The rear garden is mainly laid to lawn with mature trees and hedging, providing a good degree of privacy, while a terrace adjoins the house for outdoor dining. A detached double garage and generous driveway parking complete the property.







THE FINER *Details*

Bedrooms

4

Reception Rooms

2

Bath/Shower Rooms

3

Garaging

What3Words

///backhand.scarf.storming

Co-Ordinates

51°01'49"N , 001°33'39"W

Services

Mains water, electricity and drainage
Oil fired central heating

EPC

Band F

Council Tax

Band G

Local Authority

South Oxfordshire District Council













ABOUT THIS *Area*



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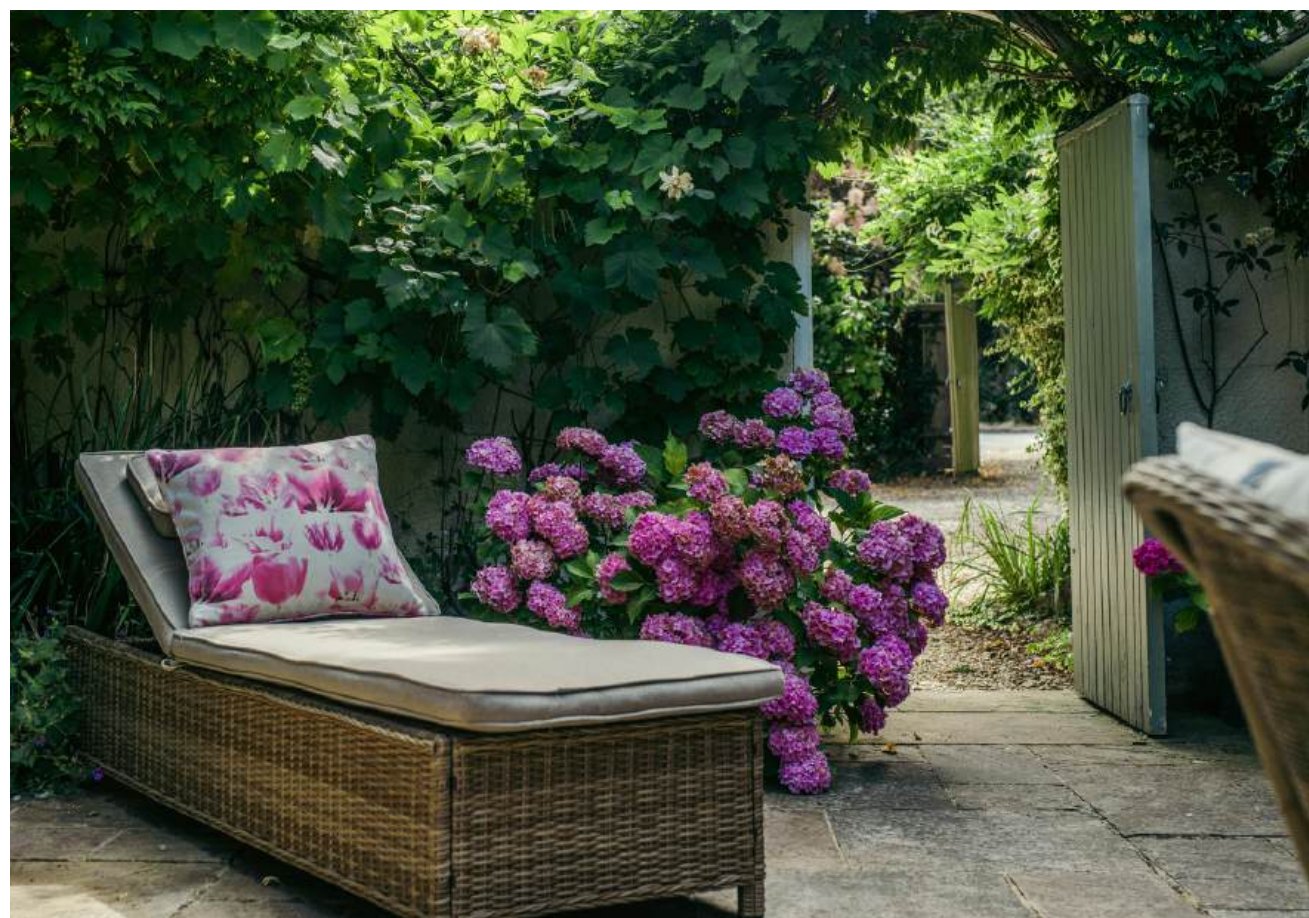


















POINTS OF *Interest*



Towns and Cities

Dorchester-on-Thames 1.8 miles
Wallingford 2.8 miles
Oxford 10 miles
Henley-on-Thames 13 miles
Reading 15 miles

Pubs & Restaurants

Five Little Pigs, Wallingford
The Six Bells, Warborough
The Chequers, Burcot

Train Stations

Didcot Parkway 8 miles
(London Paddington from 37 minutes)
Oxford 10 miles
(London Paddington from 49 minutes)

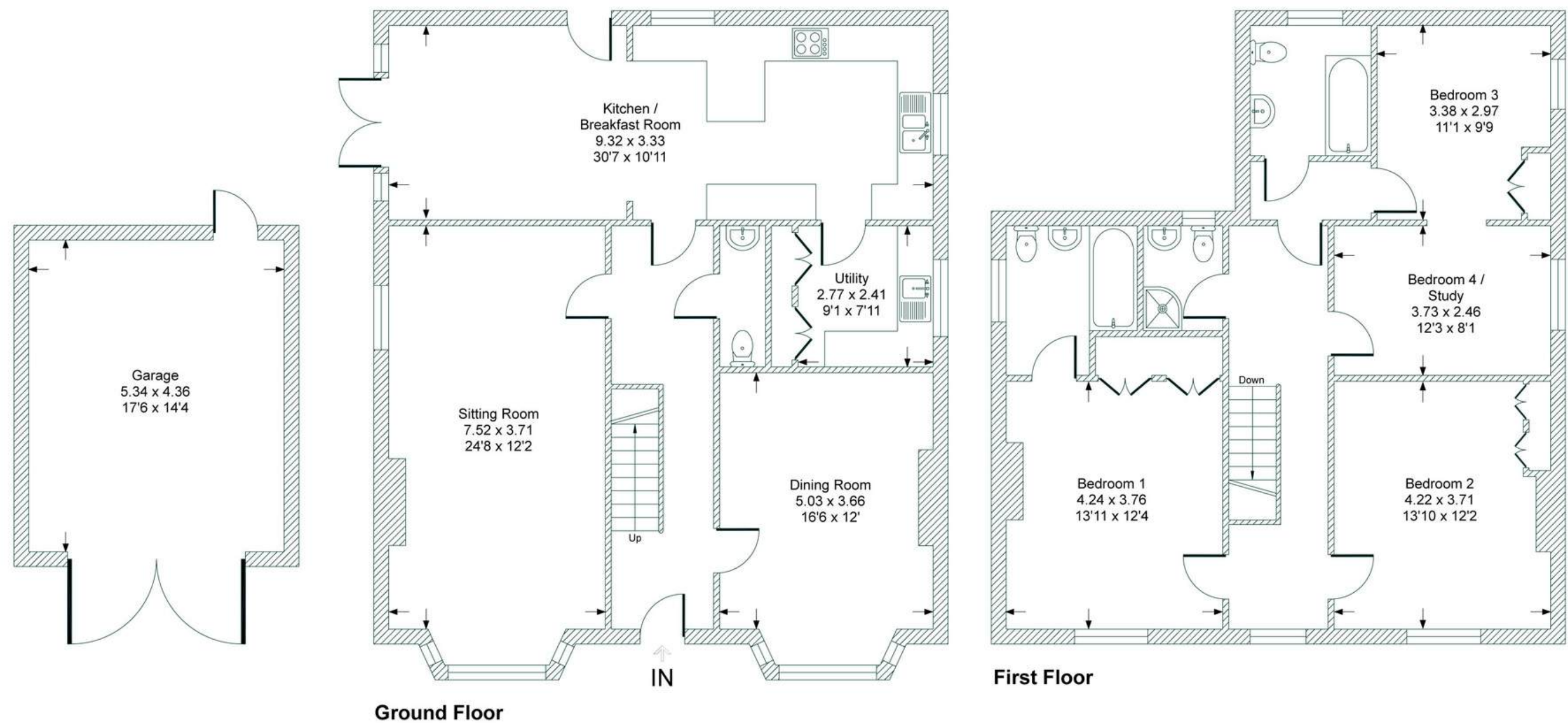
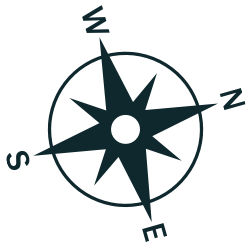
Airports

Heathrow Airport 36 miles
Luton Airport 57 miles
Birmingham 74 miles



FLOORPLANS

Thames Lodge



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Approximate Total Internal Area - 175.9 sq m / 1,895 sq ft
Approximate Gross Internal Area - 155.9 sq m / 1,679 sq ft | Approximate Garage Internal Area - 20sq m / 216 sq ft

AREA GUIDE

Oxfordshire 🏡

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'Saisons and the renowned Soho Farmhouse. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail.

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'Saisons

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

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.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← Sold by *The Country House Department*

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