



## 4 Thameside Reach, Ferry Lane, Moulsoford, OX10 9JU

An immaculately presented riverside townhouse set alongside the Thames footpath in the charming village of Moulsoford, with a 35' mooring









## Description

A rarely available riverside townhouse set alongside the Thames footpath in the charming village of Moulsoford. The property is immaculately presented and contemporary in design, set in an idyllic and peaceful riverside location with a layout to maximise the outstanding views across the River Thames and across to countryside beyond, including a first floor living room and balcony. The house is set in an enclave of only 5 properties, with communal landscaped grounds at the front and a private Southwest facing garden at the rear. The property also has a 35' mooring with power directly opposite, as well as a garage. Available with no onward chain.

## Accommodation

Steps lead up to a covered porch, with the front door opening to a spacious entrance hall, with a cloakroom and coat cupboard. The kitchen/breakfast room is rear aspect and fitted with a cleverly designed modern range of units, with composite worktops including matching breakfast bar and integral appliances including a 5 ring induction hob, double ovens, fridge/freezer, dishwasher and wine fridge. There is also a laundry cupboard with space and plumbing for stackable washing machine and tumble dryer. French doors lead out to the rear garden. A dining room overlooking the River Thames completes the ground floor accommodation.

A turning staircase leads to the first floor landing with an airing cupboard. To this floor is a light filled sitting room with incredible uninterrupted

riverside views. The room offers a gas fireplace with traditional stone surround, built in bookshelves and bi-folding doors opening to an East facing balcony running the length of the room and overlooking the grounds and river. The main bedroom is also located to the first floor, with a full range of built in wardrobe cupboards and an en-suite bathroom.

Another turning staircase leads to the top floor with two further double bedrooms, both with ample built in storage. There is also a contemporary wet room with full tiling and underfloor heating.









## Outside Space

The paved driveway leads to the parking area and garage with additional visitor parking. A flagstone path leads to the front of the properties and the riverside gardens surrounded by sloping well-tended lawns and perennial planted borders.

The rear garden is Southwesterly facing and has been professionally landscaped to provide a private oasis. Engineered low maintenance decking is adjacent, with paths meandering through the garden, bordered by brick raised planted beds with a variety of flowering bushes and shrubs. At the rear is a gravelled path with a gate onto an alley access at the rear, which in turn leads to the parking area. The rear garden is fully enclosed by timber fencing.

The property also benefits from a 35' mooring with power connected.

A brick built single garage is located nearby, with additional off street parking. The garage has a charger for an electric car installed.

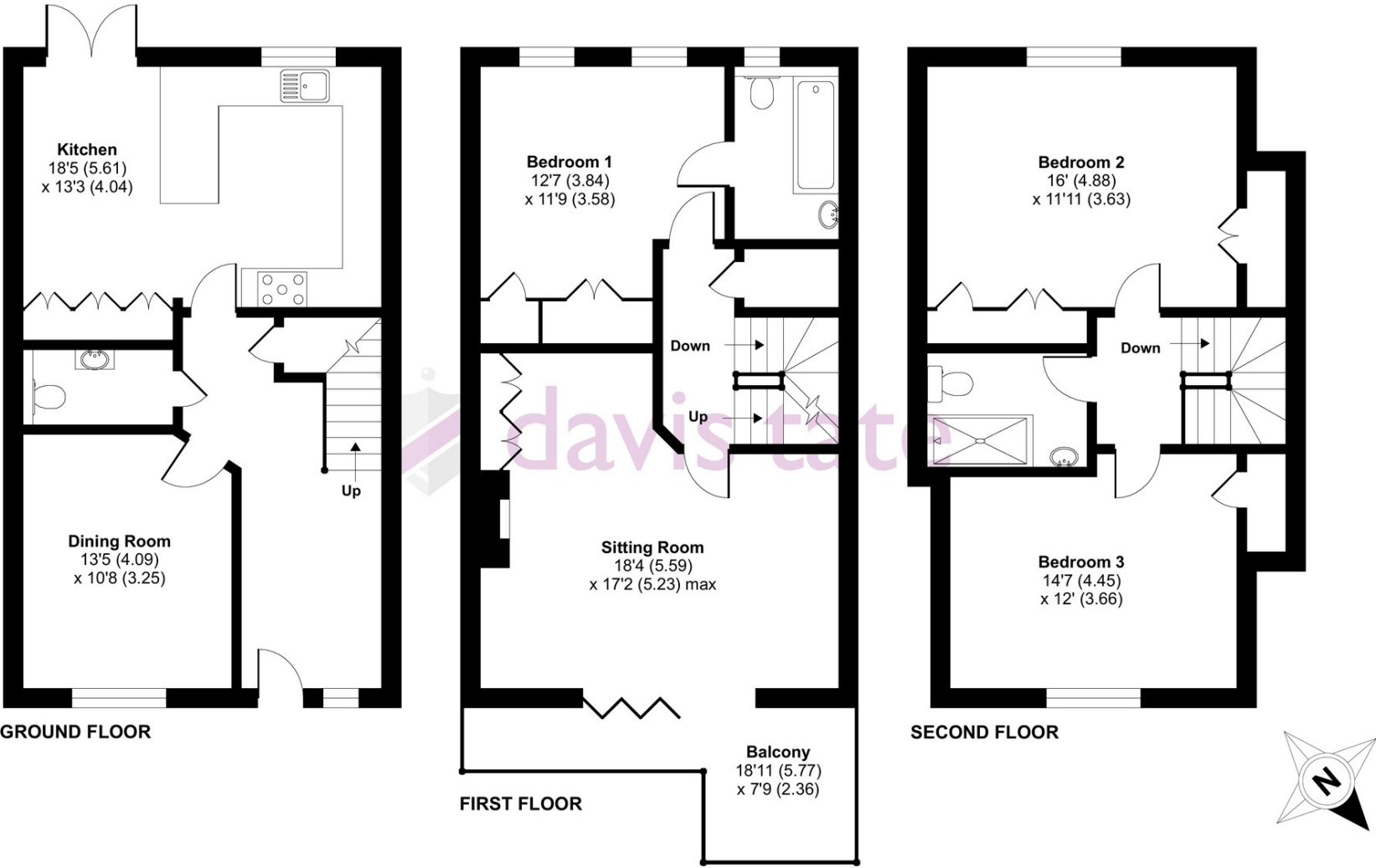
## Location

Moulsford is a charming village beside the River Thames, just north of Streatley and south of Wallingford. The village has two private schools - Cranford House School and Moulsford Preparatory School, with a range of other private schools including Abingdon, Radley, and Bradfield within driving distance. Close by is The Beetle & Wedge Riverside Inn & Restaurant, from which the Thames Path can be accessed with miles of walking and boating on the Thames. Goring-on-Thames and Cholsey offer a mainline railway station with direct access to Reading, Oxford and London Paddington. The M4 junction 12 and the M40 J8 are both within easy access.



Approximate Area = 1705 sq ft / 158.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Davis Tate. REF: 837716





## Services

Gas fired central heating and private sewerage treatment plant drainage. The management company is made up of residents, with each property currently paying £150 pcm, which includes the maintenance of the communal grounds. EPC Rating C.

## Local Authority

South Oxfordshire District Council. Council Tax Band F.





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## Sales Director

James Elliott, Sales Director for Davis Tate: "You'll find our office in the centre of Goring on Thames. My team and I will be delighted to help you and we look forward to speaking to you soon."



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