

MORRELL PLACE

WALLINGFORD | OX10 9QQ

A DEVELOPMENT BY

WINSLADE

HOMES

MORRELL PLACE

AN EXCLUSIVE COLLECTION

Morrell Place is an exclusive heritage style development of just eight semi-detached two and three bedroom houses and one detached two bedroom coach house, built by Winslade Homes. Ideally situated just a five minute walk to Wallingford's historic town centre, each of the high specification homes will have off-street car parking, landscaped gardens and electrical vehicle charging points.

Morrell Place takes its name from siblings George and Mary Morrell who helped establish a cottage hospital on the site in 1881. George was twice the Conservative MP for Woodstock in the late 1890s and married his third cousin Emily who was heir to the Morrell brewing dynasty.

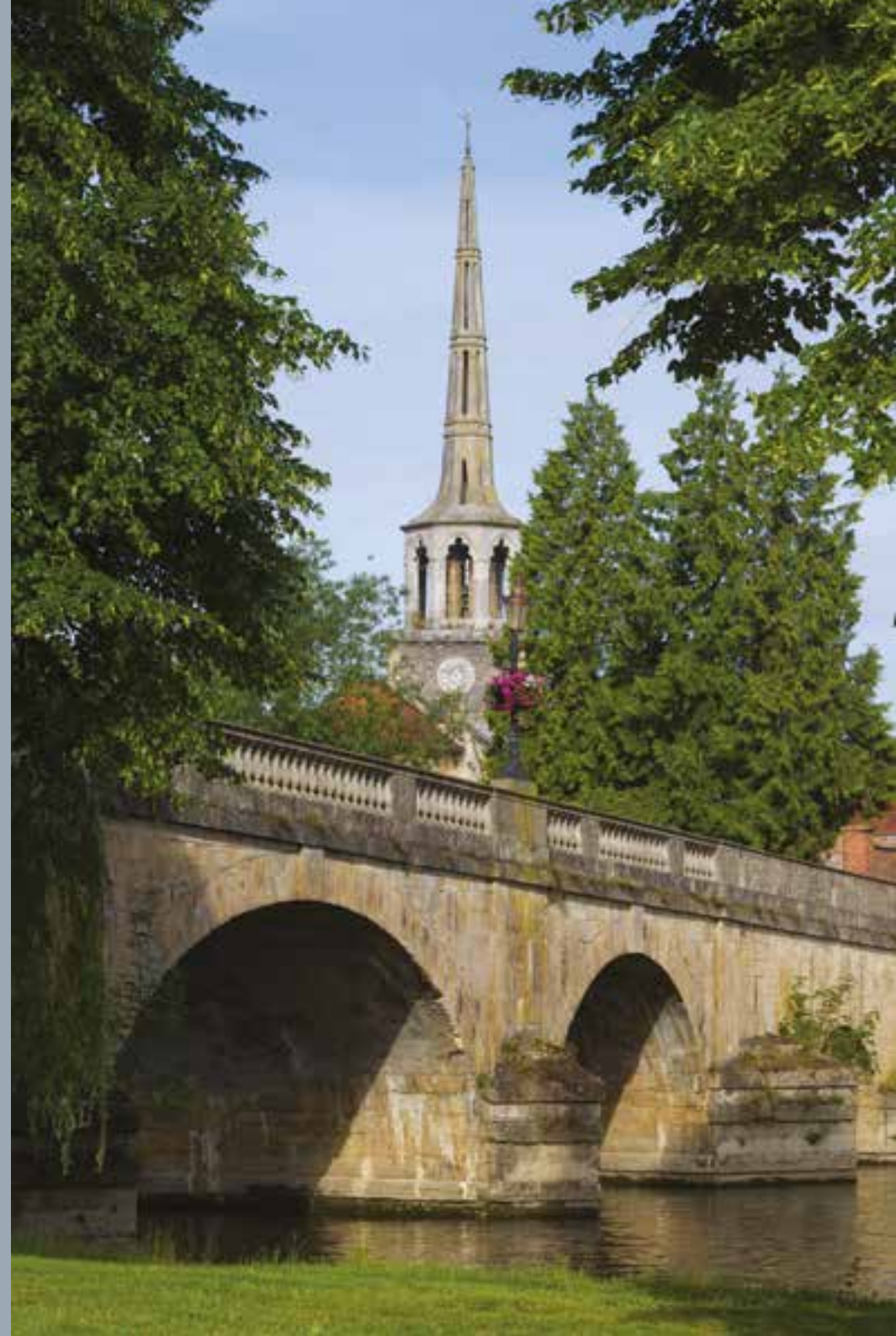
A UNIQUE ENGLISH TOWN

Set on the Banks of the River Thames, Wallingford has played a significant role in English history. William the Conqueror crossed the river at Wallingford in 1066 and ordered the building of a larger castle to defend the settlement. Only half the castle ruins remain, together with the town's narrow streets and the half-cobbled market place, overlooked by the town hall built during the reign of Charles II. The Corn Exchange dates from 1856.

The historic town centre offers a range of independent shops, restaurants and cafés together with a Waitrose store and regular monthly farmers' markets. An excellent choice of schools at primary and secondary level makes the town popular with families.

Wallingford is well known to viewers of the TV drama Midsomer Murders as the fictional town of Causton and many parts of the town, including the 19th century Corn Exchange feature regularly. Agatha Christie, the Queen of English crime writing, lived in Winterbrook House on which she based the home of her female detective Miss Marple.

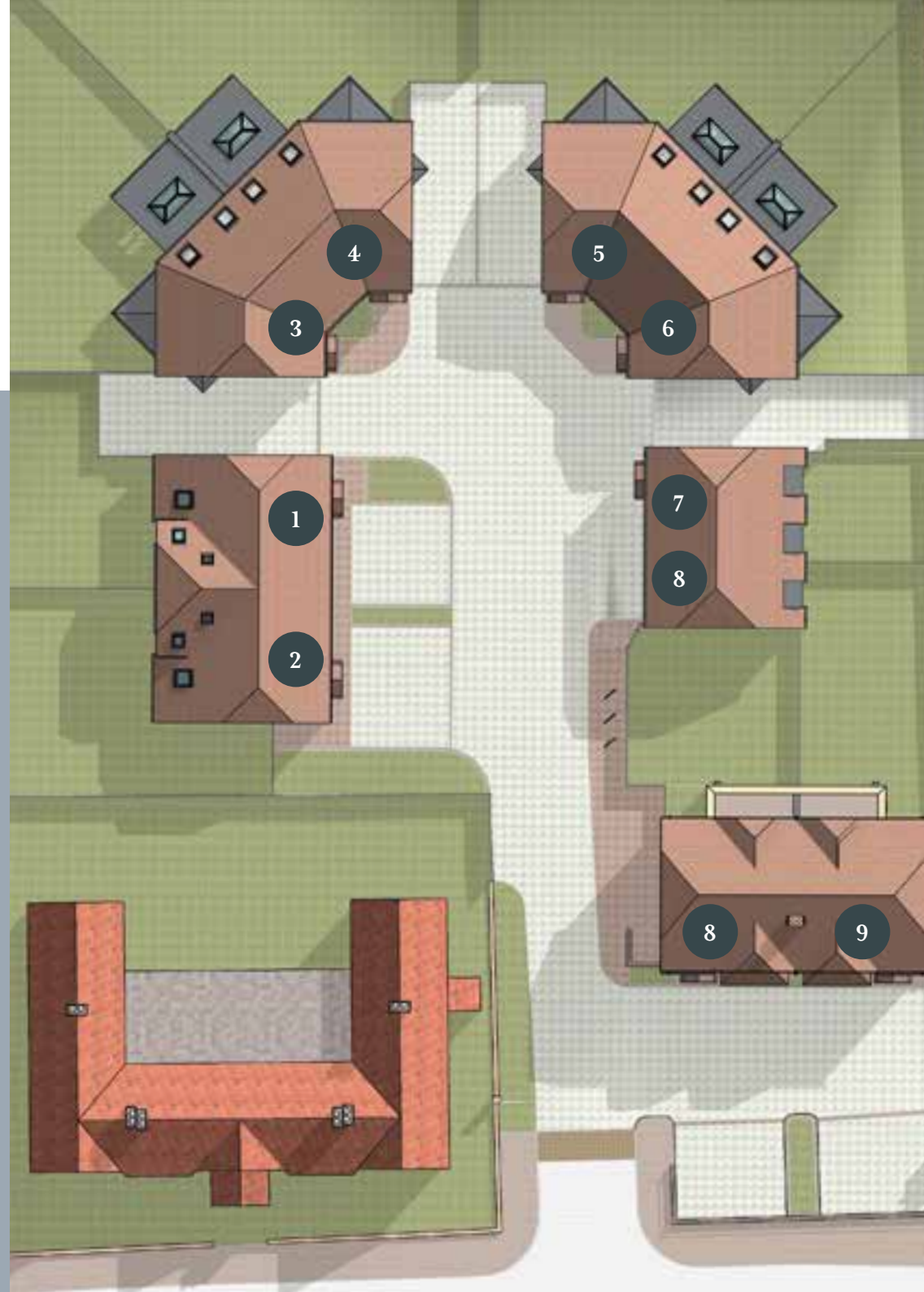
Wallingford is well served by public transport with regular bus services to Oxford and Reading. The nearest train station is in Cholsey just three miles away with services to Oxford, Reading and London Paddington.



SPECIAL FEATURES

- Bespoke architect designed dwellings
- Heritage brick construction with clay tiled roofs
- Underfloor heating to ground floors
- Professionally designed kitchens with stone work surfaces
- High quality integrated kitchen appliances
- En-suite bathrooms
- High specification sanitaryware
- Category 6 cabling and alarm systems
- Electric vehicle charging points
- Landscaped private gardens with stone patios
- Bespoke landscaping and block paving to common areas
- Two/three parking spaces per dwelling
- External lighting and waterproof electrical sockets
- 10 year structural warranty

Site plan to the right is for indicative purposes only.



1 & 2 MORRELL PLACE

2 bedroom semi-detached house with 2 car parking spaces.

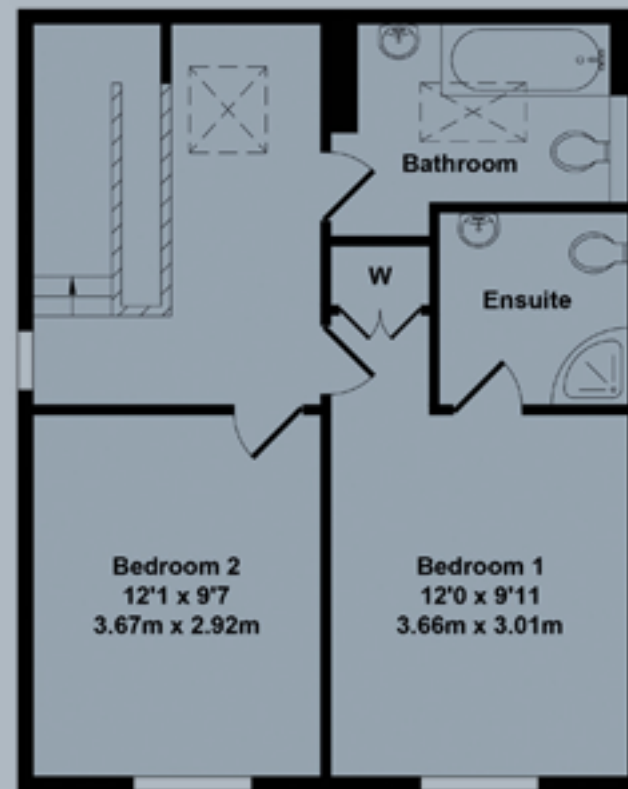


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GROUND FLOOR

	METRES	FEET/INCHES
LIVING / DINING	6.04m x 5.29m	19'10" x 17'4"
KITCHEN	3.28m x 2.93m	10'9" x 9'7"



FIRST FLOOR

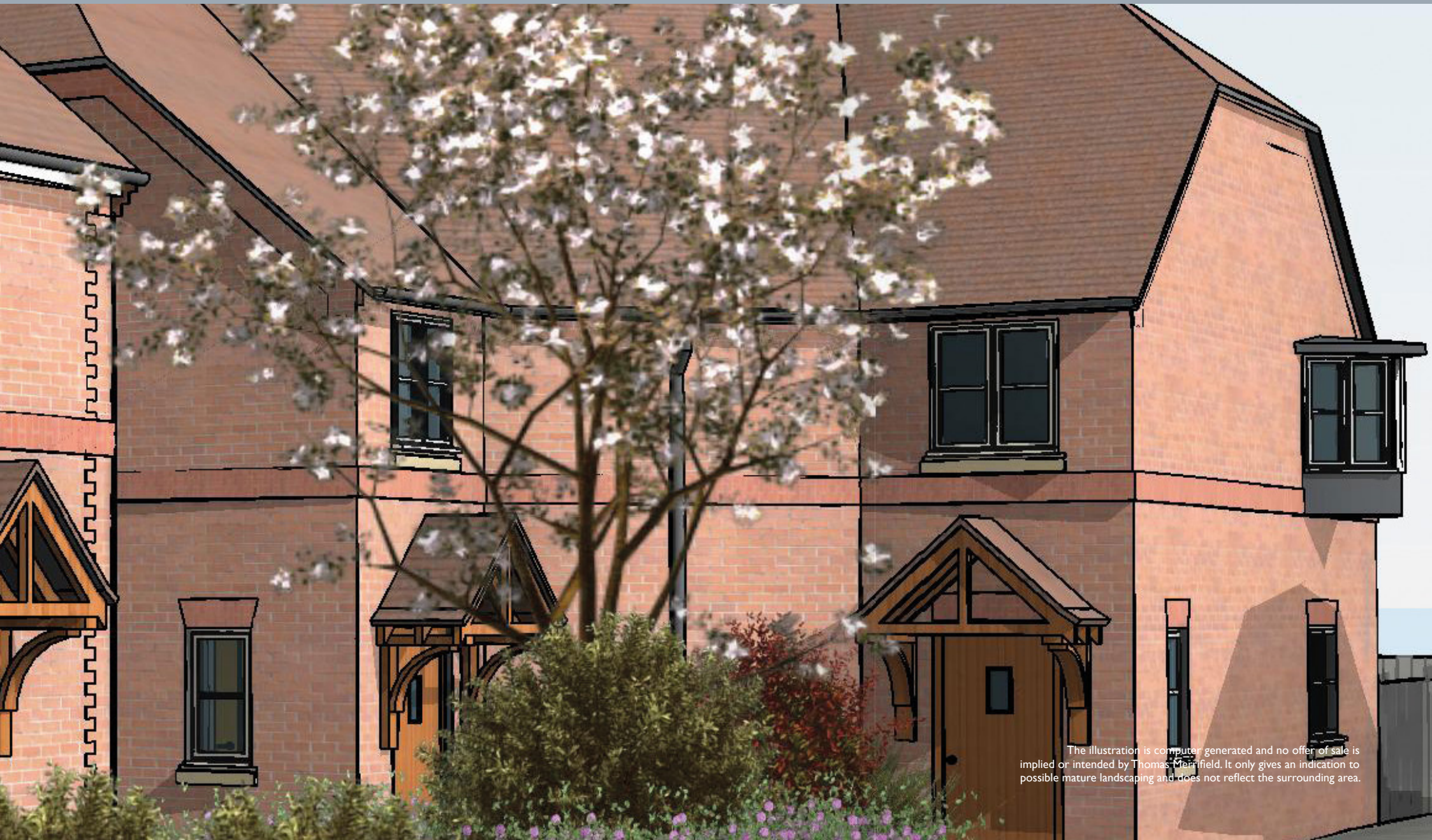
	METRES	FEET/INCHES
BEDROOM 1	3.66m x 3.01m	12'0" x 9'11"
BEDROOM 2	3.67m x 2.89m	12'1" x 9'6"

TOTAL APPROX. FLOOR AREA 92.20 SQ. M.
(992 SQ. FT.)

I & 2 Morrell - Floor Plan shows I Morrell Place
Floorplans are for indicative purposes only.

3 & 4 MORRELL PLACE

3 bedroom semi-detached house with 2 car parking spaces.



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GROUND FLOOR

	METRES	FEET/INCHES
LIVING / DINING / KITCHEN	7.53m x 6.03m	24'9" x 19'0"
GARDEN ROOM	4.0m x 3.90m	13'2" x 12'10"



FIRST FLOOR

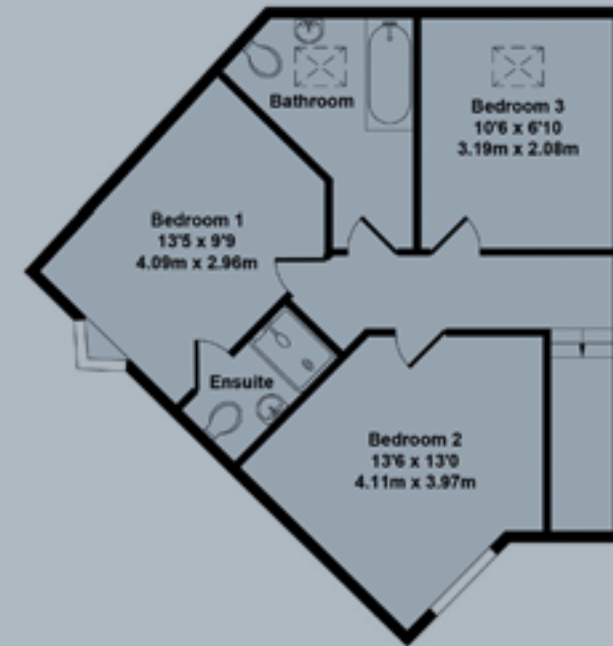
	METRES	FEET/INCHES
BEDROOM 1	4.11m x 2.96m	13'6" x 9'9"
BEDROOM 2	4.11m x 3.97m	13'6" x 13'0"
BEDROOM 3	3.20m x 2.07m	10'6" x 6'10"

TOTAL APPROX. FLOOR AREA 113.20 SQ. M.
(1218 SQ. FT.)



GROUND FLOOR

	METRES	FEET/INCHES
LIVING / DINING / KITCHEN	7.53m x 6.03m	24'9" x 19'10"
GARDEN ROOM	4.0m x 3.41m	13'2" x 11'2"



FIRST FLOOR

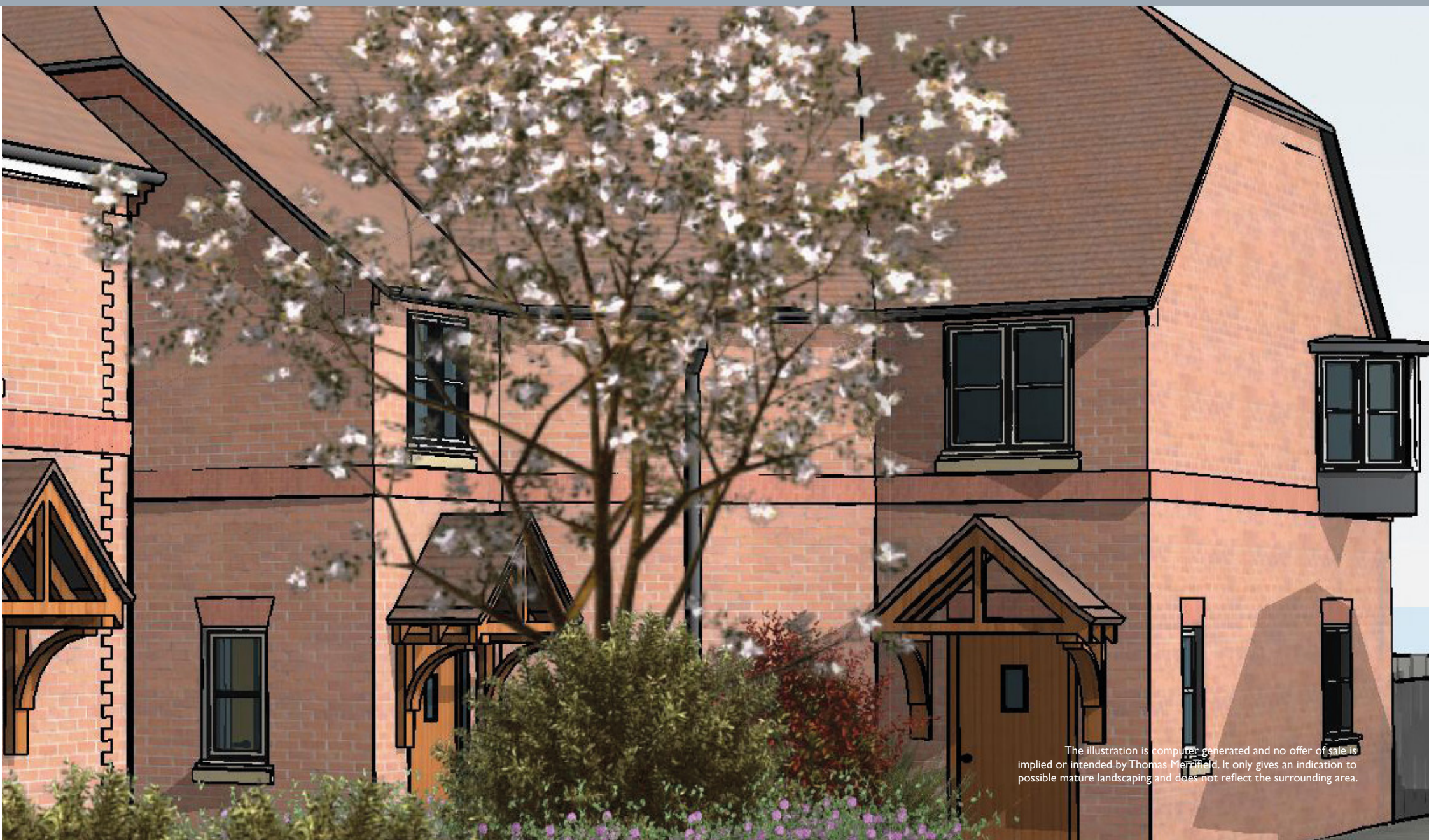
	METRES	FEET/INCHES
BEDROOM 1	4.09m x 2.96m	13'5" x 9'9"
BEDROOM 2	4.11m x 3.97m	13'6" x 13'0"
BEDROOM 3	3.19m x 2.08m	10'6" x 6'10"

TOTAL APPROX. FLOOR AREA 111.20 SQ. M.
(1197 SQ. FT.)

*CGI shown is of plots 3 & 4 and is indicative for plots 5 & 6

5 & 6 MORRELL PLACE

3 bedroom semi-detached house with 2 car parking spaces.



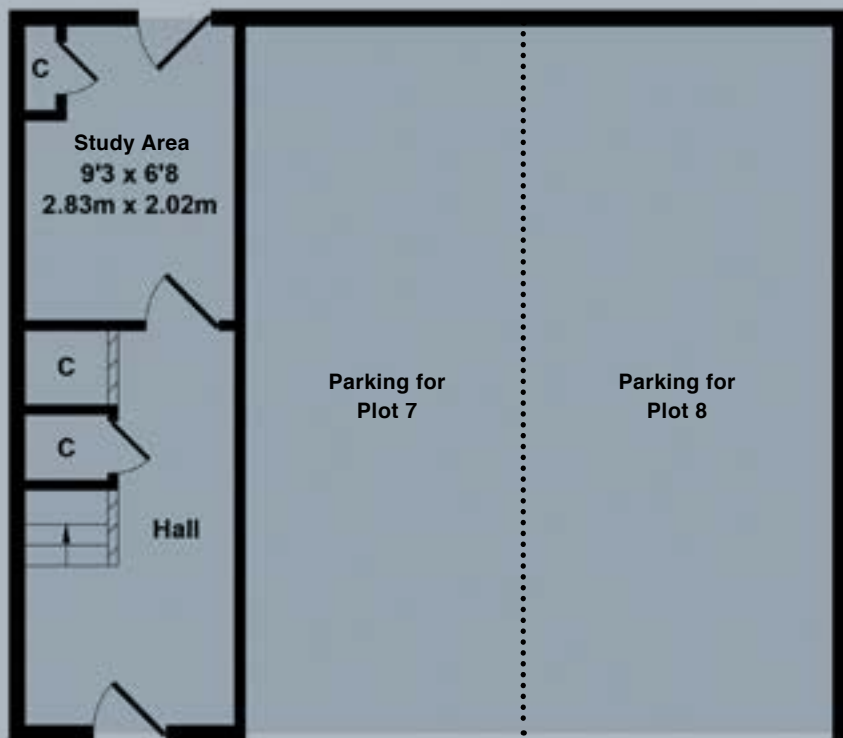
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7 MORRELL PLACE

2 bedroom coach-house with 2 car parking spaces under a car port.



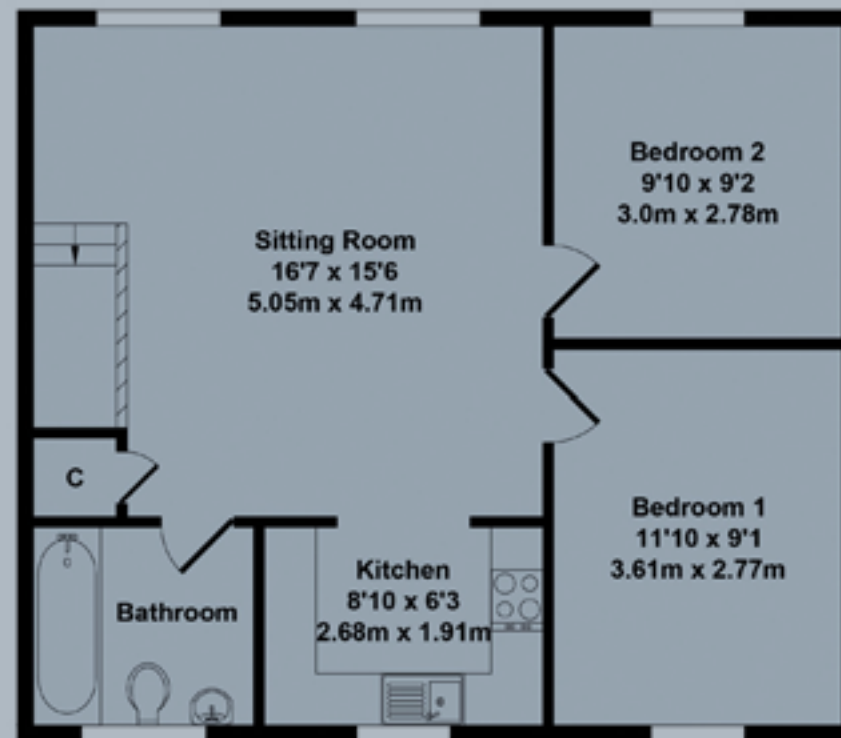
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GROUND FLOOR

	METRES	FEET/INCHES
CARPORT	6.81m x 5.66m	22'4" x 18'7"
STUDY	2.83m x 2.02m	9'3" x 6'8"

TOTAL APPROX. FLOOR AREA 104.60 SQ. M.
(CIRCA 725 SQ. FT.)



FIRST FLOOR

	METRES	FEET/INCHES
SITTING ROOM	5.05m x 4.71m	16'7" x 15'6"
KITCHEN	2.68m x 1.91m	8'10" x 6'3"
BEDROOM 1	3.61m x 2.77m	11'10" x 9'1"
BEDROOM 2	3.0m x 2.78m	9'10" x 9'2"

8 & 9 MORRELL PLACE

3 bedroom semi-detached house with 2 car parking spaces.
8 Morrell Place has a car parking under plot 7 the Coach-house.



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GROUND FLOOR

	METRES	FEET/INCHES
FAMILY / DINING / KITCHEN	8.92m x 3.93m	29'3" x 12'11"

(8) TOTAL APPROX. FLOOR AREA 125.0 SQ. M.
(1,345 SQ. FT.)



GROUND FLOOR

	METRES	FEET/INCHES
FAMILY / DINING / KITCHEN	8.92m x 3.93m	29'3" x 12'11"

(9) TOTAL APPROX. FLOOR AREA 124.50 SQ. M.
(1,340 SQ. FT.)

8 & 9 MORRELL PLACE CONTINUED



FIRST FLOOR

	METRES	FEET/INCHES
BEDROOM 1 (8)	3.93m x 2.98m	12'11" x 9'9"
BEDROOM 2 (8)	4.15m x 3.93m	13'7" x 12'11"
BEDROOM 1 (9)	3.88m x 2.98m	12'9" x 9'9"
BEDROOM 2 (9)	4.12m x 3.88m	13'6" x 12'9"

(8) TOTAL APPROX. FLOOR AREA 125.0 SQ. M.
(1,345 SQ. FT.)



SECOND FLOOR

	METRES	FEET/INCHES
BEDROOM 3 (8)	3.37m x 3.24m	11'1" x 10'8"
BEDROOM 4 (8)	3.92m x 2.93m	12'10" x 9'7"
BEDROOM 3 (9)	3.24m x 3.21m	10'8" x 10'6"
BEDROOM 4 (9)	3.89m x 2.92m	12'9" x 9'7"

(9) TOTAL APPROX. FLOOR AREA 124.50 SQ. M.
(1,340 SQ. FT.)

Floorplans are for indicative purposes only.



S I T E L A Y O U T



Siteplan is for indicative purposes only.

LOCATION MAP



ROAD

Wallingford is located 14 miles north of Reading, 13 miles south of Oxford & 11 miles north-west of Henley-on-Thames. The town is just over 12 miles to the M40 for fast road connections to London and Birmingham, while the M4 is around 14 miles away for journeys to London and the West Country. Travelling locally, Wallingford is on the A329 Shillingford to Reading route and the A4130 Didcot to Henley-on-Thames. The postcode for satnav is OX10 9DW



RAIL

There are regular rail services to Oxford, Didcot, Reading, Maidenhead and London Paddington from Cholsey station, approximately three miles from Wallingford, with a journey time to London from 55 minutes. London Paddington is 44 minutes calling at Reading from Didcot Parkway station around six miles away.



BUS

Thames Travel operates a comprehensive timetable of regular bus services from Wallingford to Abingdon, Brightwell-cum-Sotwell, Didcot, Dorchester-on-Thames, Goring-on-Thames, Henley-on-Thames, Nettlebed, Oxford, Reading, Watlington and Witney.

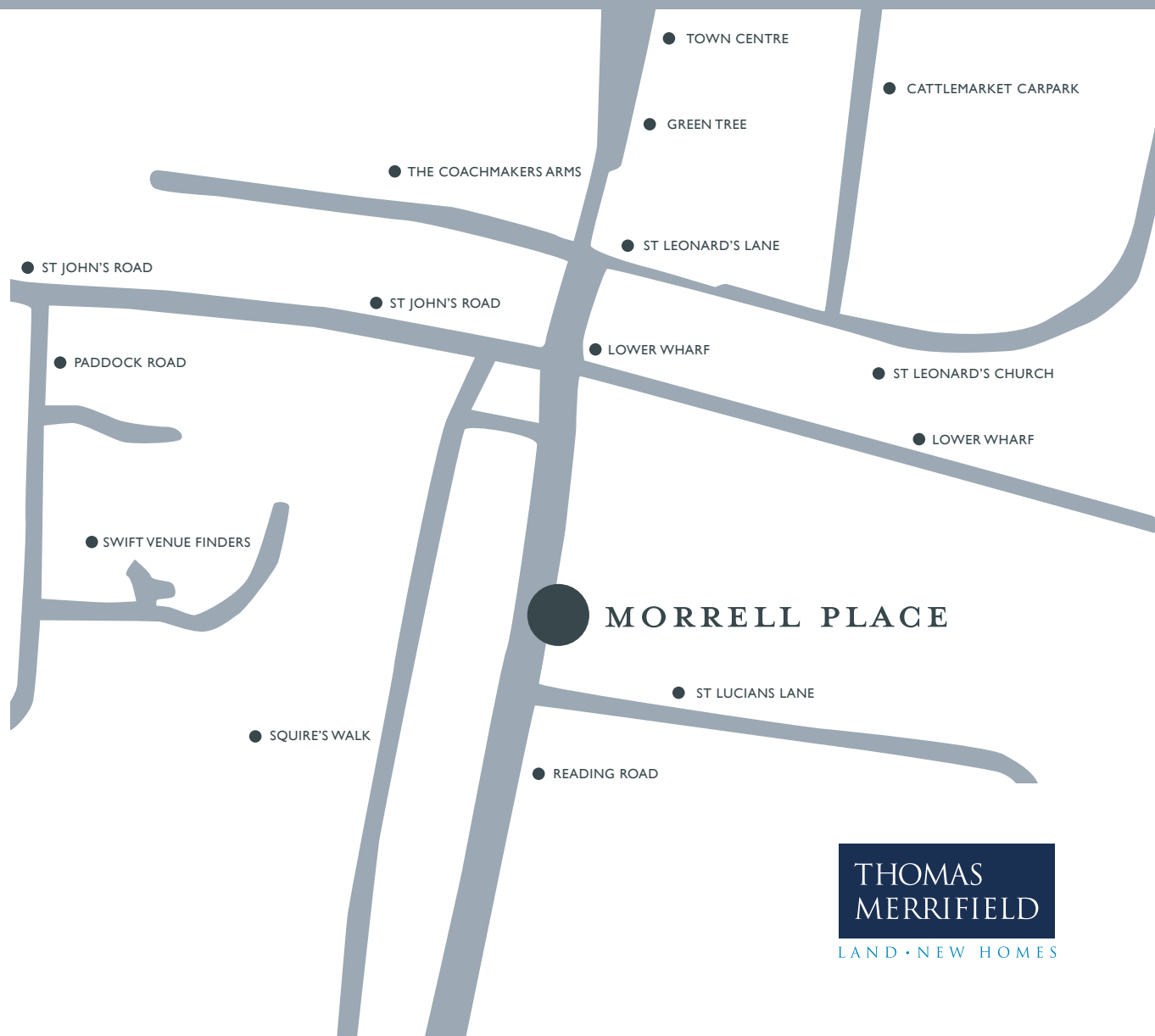
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