



Wyands Wood, 11 Wallingford Road Wallingford Road, Wallingford,  
OX10 6BD

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Occupying a large plot on half and acre is this impressive four bedroom, three reception room, detached bungalow. Being offered for sale with no onward chain, in the desirable hamlet of North Stoke.

This rarely available bungalow offers excellent reception space and comprises entrance hall, open plan lounge diner, modern shower room, plus a further bathroom, four bedrooms (three doubles) cloakroom, kitchen and conservatory plus a further . To the front of the property there is ample driveway parking as well a double garage. Finally there is beautiful and generous sized rear garden, mainly laid to lawn with mature boarders and bedding areas as well a large patio, all of this whilst overlooking pony paddocks.

In our opinion, the bungalow could be re-modelled and reconfigured significantly, as many other properties on the road have done, subject to the relevant permissions. For the size location and potential to be fully appreciated; the bungalow must be viewed.

Some material information to note: Oil central heating system, mains electrics , septic tank, . The property has private driveway parking. Ofcom checker indicates standard to superfast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. 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.







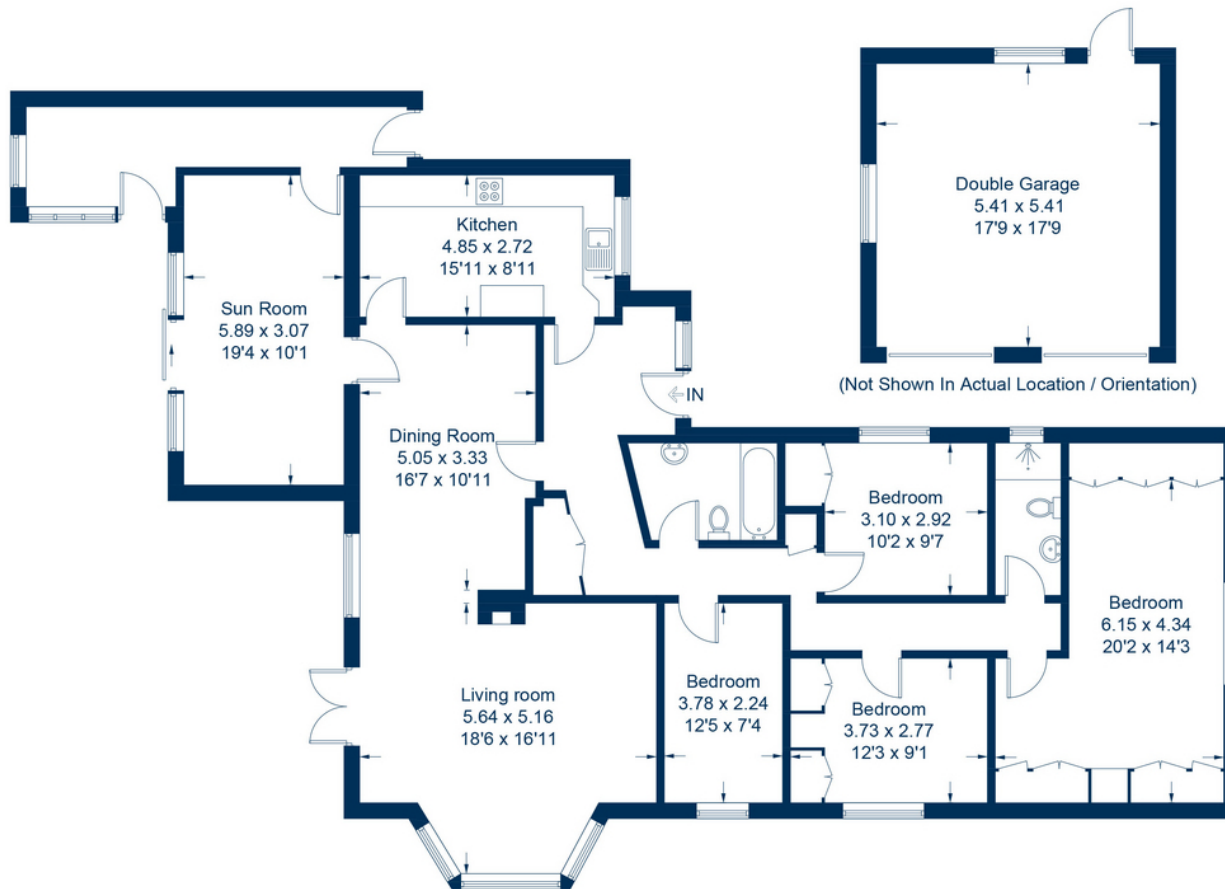
## Key Features

- Rarely available four bedroom detached bungalow
- Ample driveway and double garage
- 200ft rear garden
- Generous sized lounge area
- Mature half an acre plot
- Opportunity to significantly extend and re-configure throughout, subject to relevant planning permission
- Modern and newly fitted shower room

## The Location

Situated within this favoured village near the River Thames, offering excellent road and rail links for Oxford, Reading and London Paddington at Goring Station only 4 miles away. North Stoke is a peaceful village with many interesting period properties lying just off the B4009 road from Goring on Thames to Wallingford and uniquely The Main Street is a no through road. There is an historic church dating from the 13th century which boasts 14th century wall paintings and a Jacobean pulpit. Many of the properties in The Street have 16th or 17th century origins which contribute to the village's heritage and unchanging character all adding to its appeal. The ancient Ridgeway Path runs through the centre of the village having followed a route along the banks of the Thames from Goring and continues up onto the Chilterns.

Approximate Gross Internal Area = 175.9 sq m / 1,893 sq ft  
Garage = 29.3 sq m / 315 sq ft  
Total = 205.2 sq m / 2,208 sq ft



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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### Wallingford Office

72 High Street, Wallingford  
Oxfordshire, OX10 0BX

T 01491 833 833

E [wallingford@thomasmerrifield.co.uk](mailto:wallingford@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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