



12 Old London Road, Wallingford, OX10 6RR  
£1,350,000

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Sitting behind electric gates in a predominantly lawned plot of approximately a quarter of an acre is this handsome and well proportioned five double bedroom, four reception room detached home with double garage, office, and 25ft kitchen-diner with central island. With approaching 3000sq ft of well-presented accommodation, this double fronted country home benefits from a grand entrance hall and inviting reception rooms. The accommodation comprises large entrance/reception hall with herringbone oak floor, formal dining room, lounge, utility area, cloakroom, family room, and an excellent 25ft kitchen-diner with central island. On the first floor a landing gives access to five double bedrooms and three bathrooms (two en-suites). The principal bedroom benefits from a very impressive dressing area and ample fitted wardrobes. A gated driveway gives access to extensive parking which leads to a double garage with electric doors and charging point. The predominantly walled gardens surround the property and are generous in size with well-stocked borders, patio and have a good size outbuilding/home office. Viewings are highly recommended.







## Key Features

- Handsome five double bedroom country home.
- Four reception rooms including very impressive kitchen-diner with island
- Extensive driveway parking with gated access leading to a double garage with electric doors & charging point.
- External home office.
- Impressive entrance hall.
- Three bathrooms (two en-suites).
- Pretty predominately lawned plot of approximately a quarter of an acre.

## The Location

With its enviable location and excellent transport links, Benson conveniently connects you to the vibrant nearby towns of Wallingford, Henley-on-Thames, Reading, and Oxford. And for effortless commutes further afield, the M40 motorway can be accessed in just approximately 15 minutes, specifically at Junction 5 in Lewknor.

Approximate Gross Internal Area  
 Ground Floor = 116.6 sq m / 1,255 sq ft  
 First Floor = 105.2 sq m / 1,132 sq ft  
 Outbuildings = 46.7 sq m / 503 sq ft  
 Total = 268.5 sq m / 2,890 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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