



Wantage Road, Wallingford, OX10 0LR
£835,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Occupying arguably one of the most desirable roads in Wallingford, this impressive period four-bedroom detached property offers generous living accommodation, characterful features, and outstanding outdoor space.

Coming to the market for the first time in over 40 years this family home comprises of three spacious reception rooms, each room retaining charming period details, including feature fireplaces and sash windows. The ground floor concludes a spacious understairs storage cupboard and kitchen with access to the rear garden. Upstairs, you'll find four well-proportioned double bedrooms, all filled with natural light, a family bathroom completes the first-floor accommodation.

Externally, the property offers an impressive 300ft rear garden which is beautifully landscaped with mature bedding areas, a tranquil water feature, and a large growing area at the far end—ideal for vegetable plots or a hobby garden. To the rear of the garden is a detached double garage and ample off-road parking for multiple vehicles. Additional highlights include a newly renovated outside toilet and a utility room, cleverly converted from the original coal store.





Key Features

- Four bedroom detached property
- Period features throughout
- Driveway parking and double garage
- Three reception rooms
- Utility & Cloakroom
- Desirable location
- Immaculately presented throughout
- 300ft rear garden



The Location

More extensive shopping facilities can be found at Oxford and Reading, both with a half hourly bus service from the town. Access to London and the national motorway network is via junction 6 or 7 of the M40 or junction 12 or 13 of the M4 and there is a mainline train service from Didcot Parkway to London Paddington (from 42 minutes) or from Reading Station (from 24 minutes). Local trains to Reading or Didcot and Oxford run from Cholsey Station 2 miles away. There are excellent schools in the area including Cranford House, Moultsford Preparatory and The Oratory plus a wide choice of Oxford and Abingdon schools including Abingdon School, St Helen's and St Katharine's, The Manor Preparatory, The Dragon, Headington, Radley and the European School in nearby Culham.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability is available on all major mobile phone providers. The government portal generally highlights this as an unlikely/low risk postcode 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.



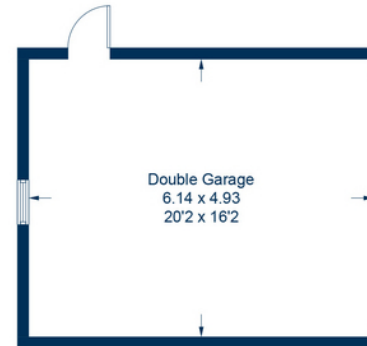
Approximate Gross Internal Area
 Ground Floor = 59 sq m / 635 sq ft
 First Floor = 57.7 sq m / 621 sq ft
 Outbuildings = 41.5 sq m / 447 sq ft
 Total = 158.2 sq m / 1,703 sq ft
 (Including Double Garage)



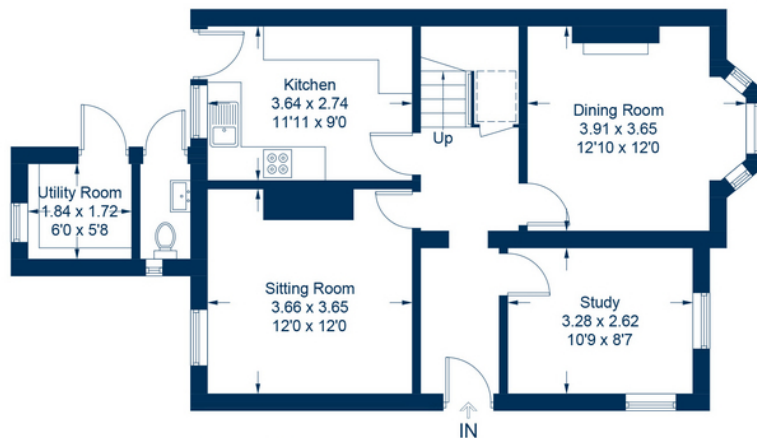
— Reduce head height below 1.5m



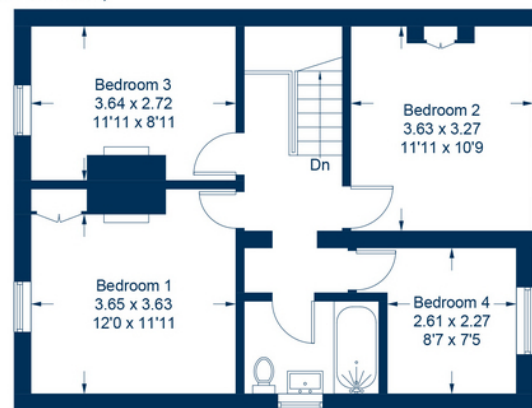
(Not Shown In Actual
 Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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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