



1 Clapcot Way
Wallingford, Oxfordshire, OX10 8HS



JAMESGESNER
- ESTATE AGENTS -



**1 Clapcot Way
Wallingford
Oxfordshire
OX10 8HS**

GUIDE PRICE £499,950 FREEHOLD

A superb, sympathetically extended, four bedroom, three reception room family house with south facing garden situated within this convenient location, just a short walk to Wallingford Secondary School, the Bullcroft park and the town centre and all its amenities.



Accommodation includes a spacious entrance hall with storage, leading through to a modern kitchen with integrated appliances and granite work tops, dining room/family room with bi-folding doors onto the rear garden, living room, ground floor family bathroom, rear lobby leading to the family room/bedroom five.

Upstairs are four bedrooms (three doubles and a good single) and a shower room. Outside the rear garden is south facing and divided between , lawn and borders, there is also a bespoke built garden office which is ideal for those wanting to work from home. There is also a good sized timber built storage shed. The front of the property offers driveway parking for two/three cars and a vegetable patch.



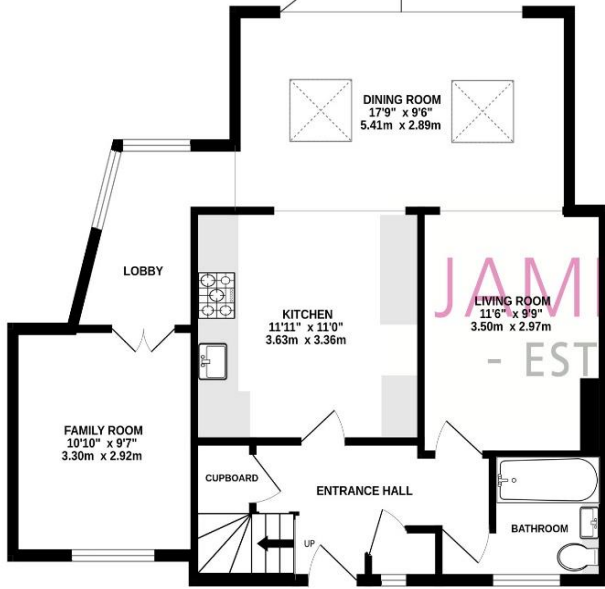
Wallingford is a thriving Thameside Saxon town with extensive facilities and a number of shops including a Waitrose supermarket, a good selection of antique shops, boutiques and specialist stores with a traditional market being held every Friday in the town square. For a small town there is a wide range of places to eat from Italian, Chinese and Indian restaurants, to traditional public houses and a newly opened 'Gin Bar' called the Keep.



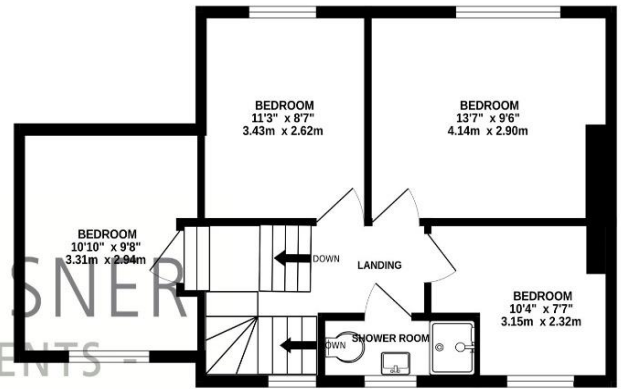
The town also benefits from its own excellent cinema/theatre which is just a few metres away, and a sports park and leisure centre which offer the chance to join a number of well-established clubs such as cricket, rugby, football and hockey. There is an excellent choice of Golf Clubs nearby with Huntercombe and Goring & Streatley to name a couple. There are delightful riverside walks and a well established rowing club.



GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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