



8 Barley Close
Wallingford, Oxfordshire, OX10 9BX



JAMESGESNER
- ESTATE AGENTS -



**8 Barley Close
Wallingford
Oxfordshire
OX10 9BX**

OIEO £550,000 FREEHOLD



Situated within this sought after residential estate and within half a mile on foot of the town centre, is this four bedroom family home boasting a rear garden measuring over 100 feet in length. Offered for sale with no onward chain.

Accommodation comprises; entrance hallway, lounge with open fire place, dining room, modern kitchen with granite work-surfaces, family/play room, cloakroom, utility room, three double bedrooms and a good single as well as a modern bathroom. There is driveway parking to the front providing parking for two cars. The rear garden is a particular feature of the property with it measuring over 100 feet in length and laid mainly to lawn with a patio area.

Wallingford has a variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose Supermarket in the centre and a newly opened Lidl within 400 metres.

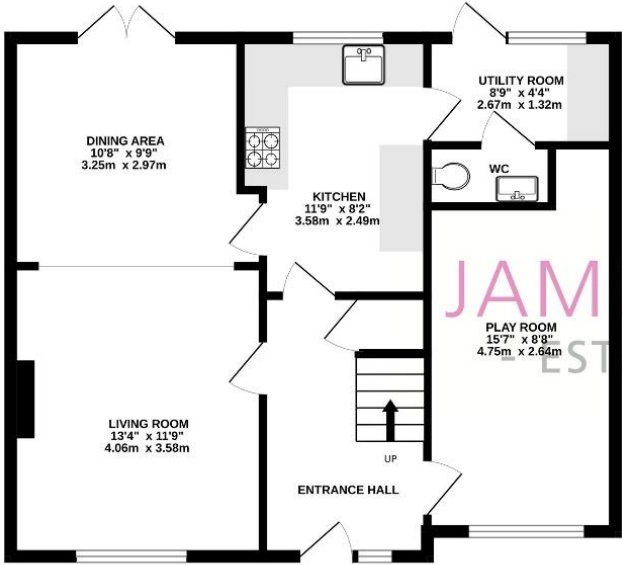


The Country Market is held every Friday in the Regal Centre and the farmers Market is held every third Tuesday in the Market Place. The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year.

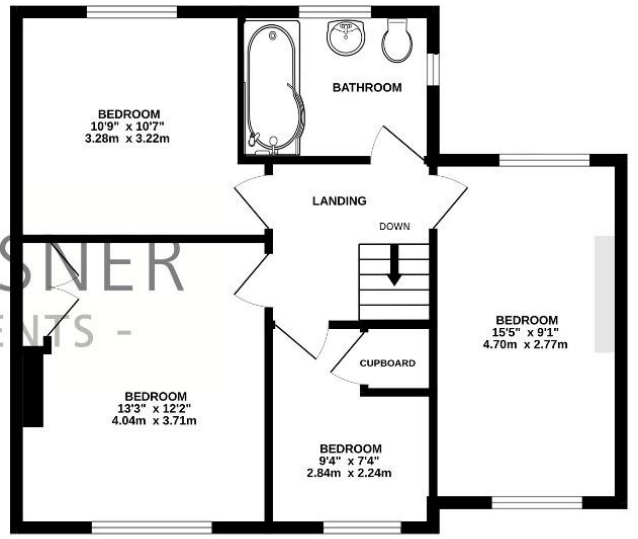
Three primary schools and a highly regarded High School which is also a sports academy. Wallingford is within easy reach of both the M40 and the M4 and only 15 miles from Oxford. The town has two nursery schools, primary school and a highly regarded secondary school.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		84
81-91	B		
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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