



Oatland
34 Wantage Road, Wallingford
Oxfordshire, OX10 0LP



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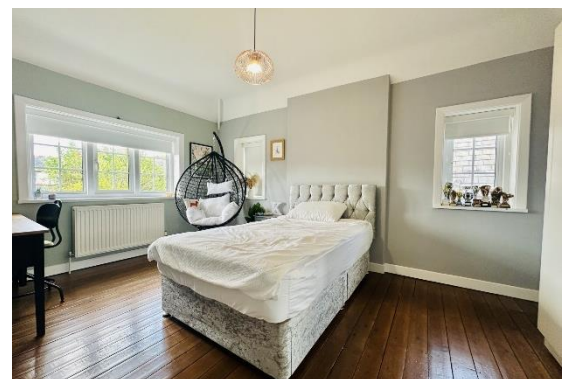
GUIDE £1,000,000 FREEHOLD

Situated to the west of the town on one of Wallingford's most desirable roads is this stunning detached property set back from the road with generous rear gardens measuring over 130 feet and driveway parking at the front for numerous vehicles. Throughout the property you will find many of the original features, including stripped wood floors and doors, and open fireplaces.



Accommodation comprises; entrance hallway, cloakroom, lounge with fireplace, dining room with fireplace, family room with open working fire place, fully integrated kitchen with central island, conservatory, utility area, galleried landing leading to four bedrooms (three good doubles and a single) and recently re-fitted ensuite and family bathroom.

The rear garden is landscaped with a good-sized patio with steps down to two large lawn areas surrounded by well stocked flower and shrub borders, mature trees and hedge rows. Within the garden there is a studio/gym with light power and a 21' x 11' timber-built garage again with light and power which can be accessed from the side driveway. To the front of the property, you can find a a gravel/tarmac driveway, providing parking for numerous vehicles.



Wallingford was originally a walled Saxon town on the Thames the remains of Wallingford's town walls can still be seen today. The remains of the Castle can also be seen from the Castle Gardens. Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century.



The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their 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 and Lidl Supermarket, and a farmers Market is held regularly in the Market Place.

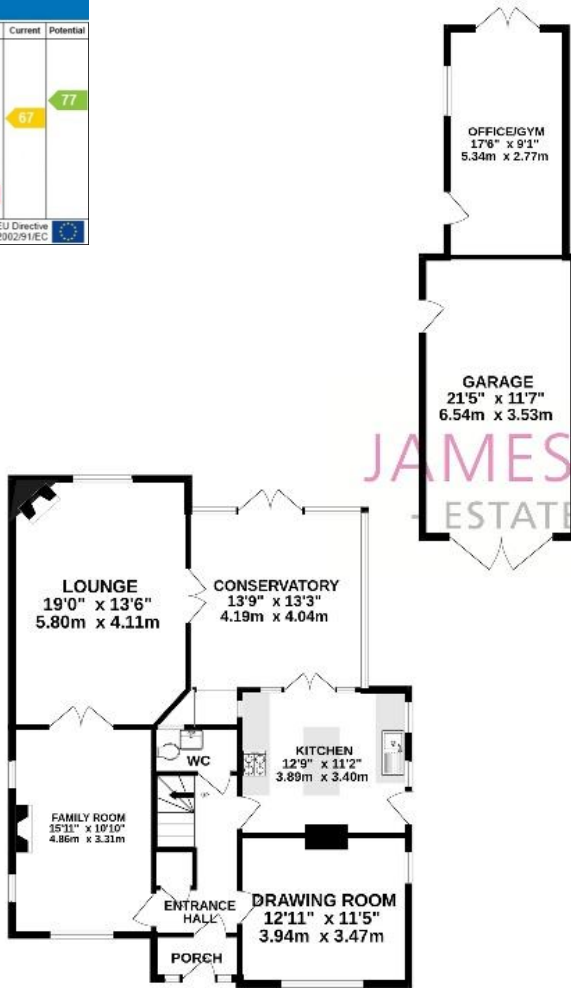
The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. Three primary schools and a highly regarded High School which is also a sports academy. Wallingford is within easy reach of both the M40 and the M4 and only 15 miles from Oxford. The town has two nursery's a primary and secondary level schooling, and a full range of leisure facilities and sports groups.

GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.

1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	67 → 77
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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TOTAL FLOOR AREA : 2254 sq.ft. (209.4 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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JAMESGESNER
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James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk