



9 Winterbrook Lane  
Wallingford, Oxfordshire, OX10 9EH



JAMESGESNER  
- ESTATE AGENTS -



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Oxfordshire  
OX10 9EH**

**GUIDE £850,000 FREEHOLD**

Situated within one of Wallingford's most sought after no through roads and finished beautifully throughout is this four-bedroom, three reception room property with generous mature south facing gardens. The current owners have made some excellent improvements to the house since purchasing in 2016.



Winterbrook Lane is located on the southwestern side of town, one of Wallingford's most sought-after locations and finished to a nice standard throughout offering over 1700 square feet of accommodation presented over three floors. Featuring an impressive 26' fully integrated kitchen/dining room, three reception rooms, cloakroom, 16' utility room, ground floor shower room, generous landing, re-fitted modern bathroom and separate wet room, three bedrooms (two doubles and a good single) with stairs to the second floor where you will find a further double bedroom with eaves storage.

To the front of the property, you will find a gravel driveway for three cars side by side. The rear garden is south facing with two patios, a lawn and a vegetable patch along with a green house and summer house. Fully enclosed on all sides by close board fencing, flower and shrub bed borders, two timber clad storage sheds and a Pergola.

Modern bespoke Kitchen supplied by well-regarded TKS kitchens with high end appliances, quartz work surfaces and Moduleo LVT flooring. Engineered oak floor to the principal reception rooms and a wood burner to the lounge. Ample storage throughout the property as well as gas central heating (new pressurised system boiler in 2020) and part double glazing.

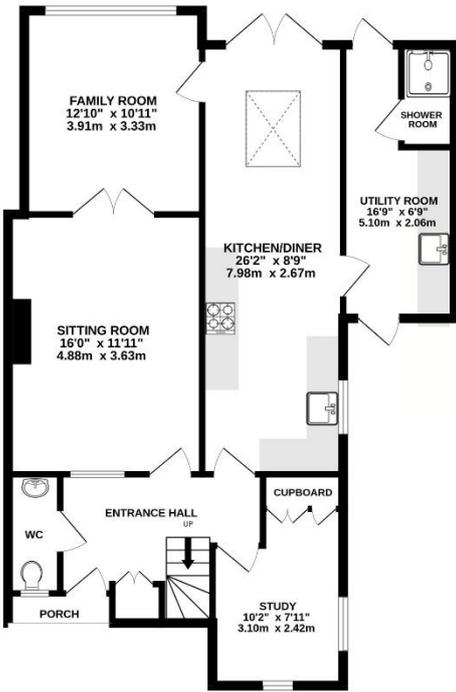
Wallingford was originally a walled Saxon town on the Thames. The remains of Wallingford's town walls can still be seen today. The remains of the Castle can also be seen from the Castle Gardens. Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches 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 several nurseries, two primary and secondary level schools, and a full range of leisure facilities and sports groups.

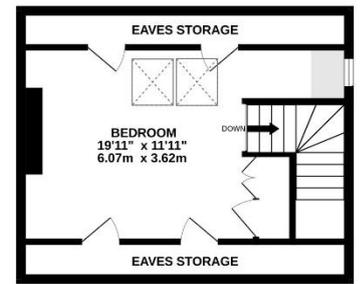
GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1726 sq.ft. (160.4 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
91-100 <b>A</b>		
81-90 <b>B</b>		
71-80 <b>C</b>		79
61-70 <b>D</b>		58
51-60 <b>E</b>		
41-50 <b>F</b>		
31-40 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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