



8 Portcullis Drive  
Wallingford, Oxfordshire, OX10 9LY



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Wallingford  
Oxfordshire  
OX10 9LY**

**GUIDE PRICE £395,000 FREEHOLD**



Located on this sought after Winterbrook development and built in 2018 is this beautifully presented two double bedroom, two-bathroom property with landscaped rear garden and driveway parking for two cars. This property really must be seen to be appreciated.

The ground floor includes cloakroom, modern kitchen/breakfast room with integrated appliances and granite work surfaces, lounge/dining room with media wall, built in storage cupboard and French doors to the rear garden. The first floor offers two double bedrooms both with fitted cupboards/wardrobes, en-suite to the master bedroom and a family bathroom. Since purchasing in 2018 the current owners have made many improvements internally with the benefit of modern light fittings, wood panelling and LVT flooring.

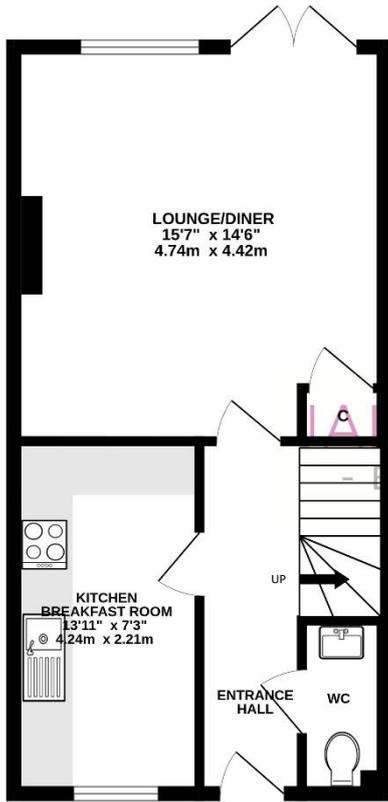
The rear garden has been landscaped with Pergola and patio area leading to a lawn and decking area at the rear with storage shed. There is also gated side access.



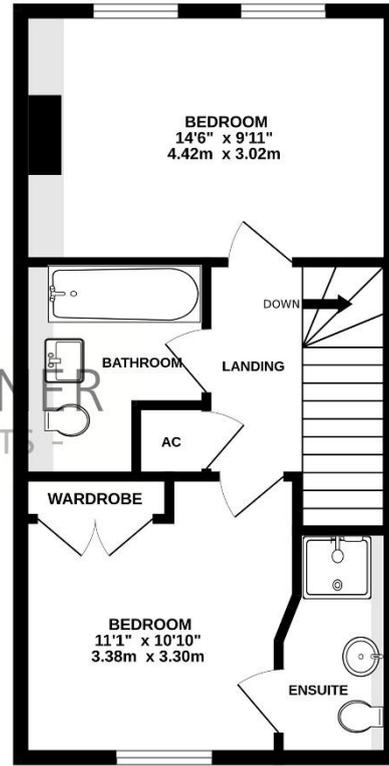
Wallingford was a walled Saxon Town on the River Thames, and the remains of the town walls can still be seen today. William the Conqueror built Wallingford Castle, which was used as a royal residence until the time of the Black Death. The remains of the Castle can be seen from the Castle Gardens. Today Wallingford is a thriving Market Town; the centre is a major conservation area with 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. Being a Town, Wallingford offers every means of amenity one would expect.



GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



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Energy Efficiency Rating	
Current	Potential
84	96
<small>Best energy efficiency - lower running costs</small> (91-95) <b>A</b> (81-90) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 847 sq.ft. (78.6 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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