



101 Wantage Road  
Wallingford, Oxfordshire, OX10 0LT



JAMESGESNER  
- ESTATE AGENTS -





**101 Wantage Road  
Wallingford  
Oxfordshire  
OX10 0LT**

**Offers in excess  
£700,000  
Freehold**





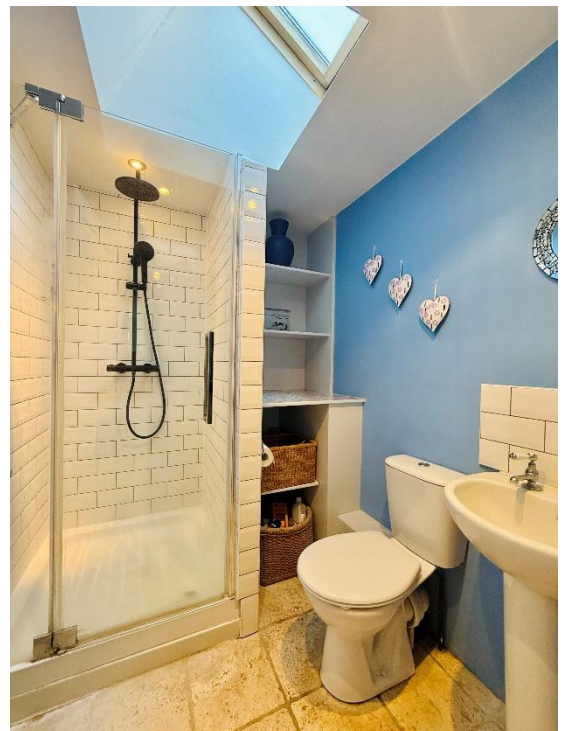
Situated to the west of the town on one of Wallingford's most desirable roads is this impressive three/four bedroom semi-detached family home which has been extended to the rear and side to provide extensive living space as well as a generous south facing rear garden with summer house.

Accommodation comprises; extended entrance hallway, lounge with bay window and feature electric fire, 18' sitting room, dining room with French doors to the rear, inner lobby leading to bedroom four/office, ground floor shower room, 16' kitchen/breakfast room, utility area, three first floor bedrooms (two double bedrooms and a single) and a bathroom with roll top bath. The house has had new windows installed in the last 12 months and a replacement combi boiler serving the gas central heating.

The rear garden is south facing and extends to over 140 feet, laid mainly to lawn with a patio area and pizza oven. Fully enclosed by mature trees and hedge row with various storage sheds. To the rear of the garden, you will find a superb 3m x 3m summer house with light, power and internet. To the front you will find a driveway providing parking for three vehicles, and EV charging point and side access to the rear.



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.

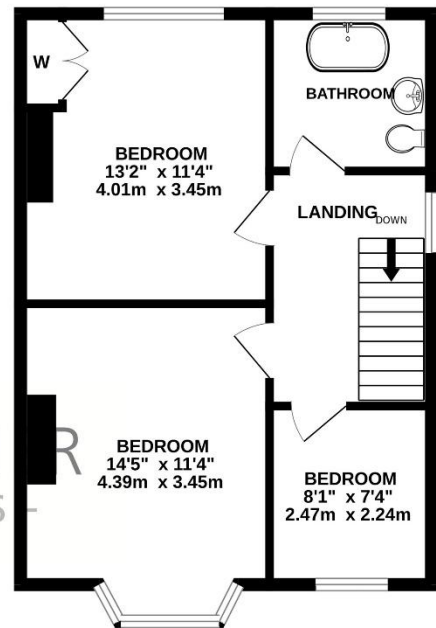
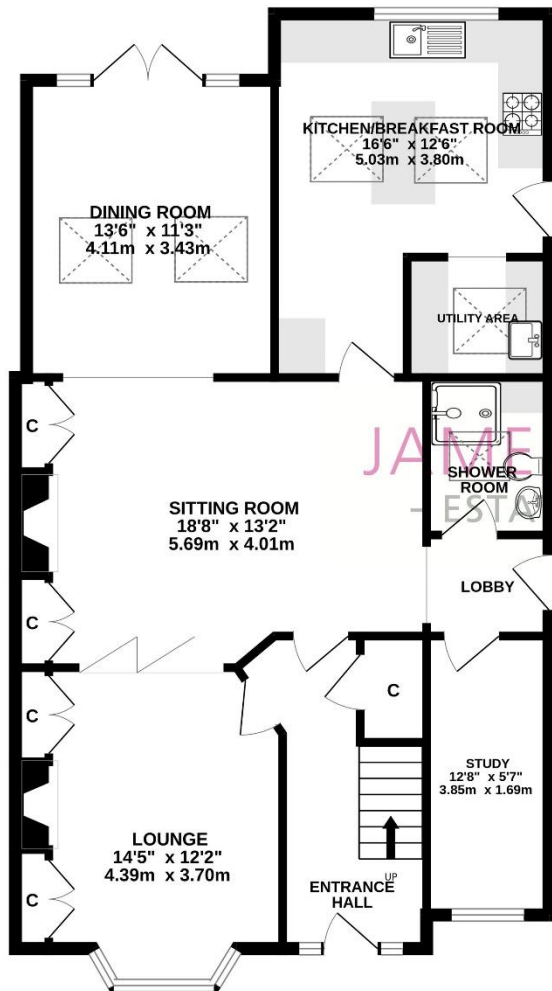




GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.1 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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