



77 Brookmead Drive
Wallingford, Oxfordshire, OX10 9BH



JAMESGESNER
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Oxfordshire
OX10 9BH**

GUIDE £800,000 FREEHOLD

Located within one of Wallingford most desirable residential roads is this magnificent five-bedroom detached family home with mature west facing gardens. Having been extended over the years the property offers extensive living space making this the ideal family home.



Accommodation comprises; enlarged entrance hallway, 16' x 14' lounge with wood burning stove, study, cloakroom, open plan dining room opening into the fully integrated 27' kitchen/breakfast room with doors to the rear garden, utility room, five bedrooms (four doubles and a good single), bathroom and separate shower room. To the front of the property there is driveway parking for three cars and double doors to the reduced sized garage which houses the boiler.

Gated side access to the mature rear gardens which are west facing. You will find a generous patio extending across the rear of the property with a Pergola leading to a good sized lawn with flower and shrub beds surrounding. At the rear of the garden there is a vegetable patch and summer house, ideal for use as a home office. Garden shed and greenhouse. Full gas central heating, uPVC double glazing and the benefit of solar panels.

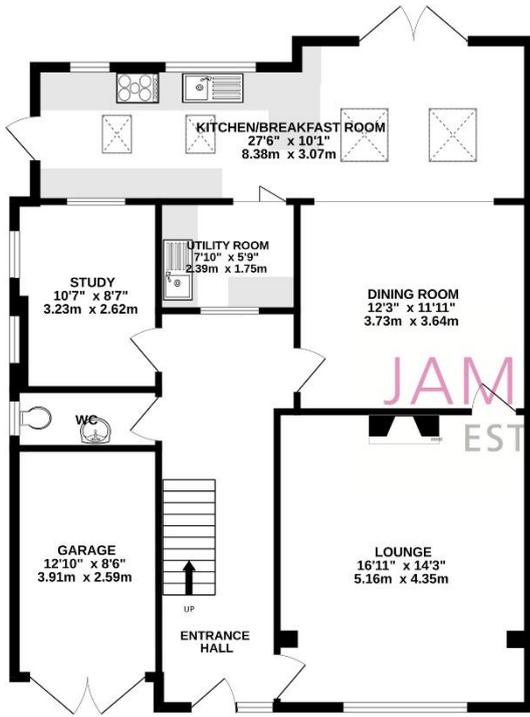
Situated just over half a mile on foot from Wallingford town centre and behind the paddocks a short stroll to St Johns Primary School and the town centre. Wallingford has a variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose Supermarket in the centre and a Lidl within 500 metres.



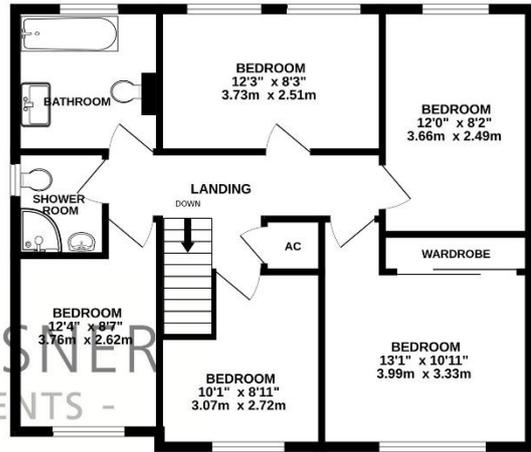
The Country Market is held every Friday in the Regal Centre and the farmers Market is held every third Tuesday in the Market Place. The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. Three primary schools and a highly regarded 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
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1762 sq.ft. (163.7 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 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	86
		EU Directive 2002/91/EC	



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