



Barncroft, Wallingford OX10 8HN



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This attractive 4 bedroom detached family home is set in a small close within walking distance of the town centre.

It offers generous living space and a thoughtfully arranged layout. At the front of the home is a welcoming entrance hall with cloakroom, leading to a bright double aspect sitting room with feature fireplace. There is a dining room that opens to the conservatory and a separate kitchen fitted with appliances and an adjacent utility room. Upstairs, the main bedroom benefits from its own ensuite shower room, while 3 further bedrooms share a 4-piece family bathroom.

Outside the property features a garage and driveway to the front. The gardens extend to the side featuring attractive shrubs and plants with a terrace across the rear.



Tenure - Freehold

Entrance Hall: Windows to the front and side, warm air vent, stairs to landing with storage/display area below.

Cloakroom: White two-piece suite, tiled floor.

Sitting Room: A double aspect room with picture window to the front and further window to the side, feature fireplace with stone surround and hearth, fitted electric fire, warm air vent.

Dining Room: Sliding patio doors to the rear courtyard, warm air vent, open way to:

Conservatory: Set on a brick plinth it is double glazed with a glass roof and a feature brick wall.

Kitchen: Window overlooking the rear, range of storage units with worktops and white sink: integrated gas hob, double electric oven, dishwasher and fridge, wood style floor, door to the garden, cupboard housing gas boiler.





Utility Room: Window to the rear, stainless steel sink, cupboards, worktop and appliance space, wood style floor.

Stairs to landing: Loft access.

Bedroom 1: Picture window to the front, wardrobe with sliding mirrored doors, warm air vent.

Ensuite Shower Room: Fitted with a white three-piece suite including white shower cubicle with Mira shower unit, electric radiator/towel rail, twin doors to the airing cupboard housing foam dipped water tank and slatted shelving.

Bedroom 2: Window to the front, wardrobe with sliding mirror doors and warm air vent.

Bedroom 3: Window to the rear, warm air vent.

Bedroom 4: Front aspect, over-stair wardrobe, warm air vent, book shelving.

Bathroom: Fitted with a four-piece suite including corner bath and separate tiled shower cubicle, wood style floor, tiling, warm air vent.

Outside

To the Front: The driveway leads to the house and the front door, boarded by edging and mature shrubs.

Garage: 18'10 x 9' narrowing to 8'5. Up and over door, power, storage recess and door to the house.

Rear Garden: Fully paved terrace to the rear of the house, border stocked with shrubs and plants, enclosed by timber fencing, side gate to the front. Twin wrought iron gates lead to a side garden which comprises of an area of lawn, gravel area to one side, established side hedge, picket fencing and established shrubs and trees.



Directions

Head north on St Martin's Street, left at the traffic lights into the High Street and then at the mini-roundabout turn right into St Georges Road take the next right onto Barncroft and the property will be on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	72 C
39-54	E		
21-38	F		
1-20	G		

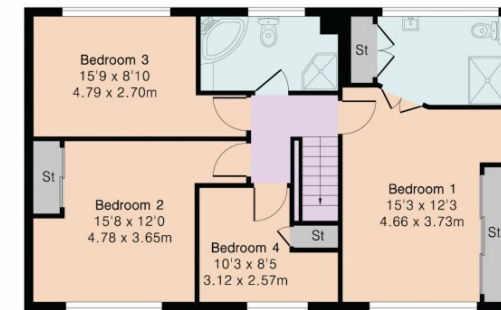
Approximate Gross Internal Area 1656 sq ft - 154 sq m (Including Garage)

Ground Floor Area 921 sq ft – 86 sq m

First Floor Area 735 sq ft – 68 sq m



Ground Floor



First Floor

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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