



12 Nelson Close  
Wallingford, Oxfordshire, OX10 0LG



JAMESGESNER  
- ESTATE AGENTS -

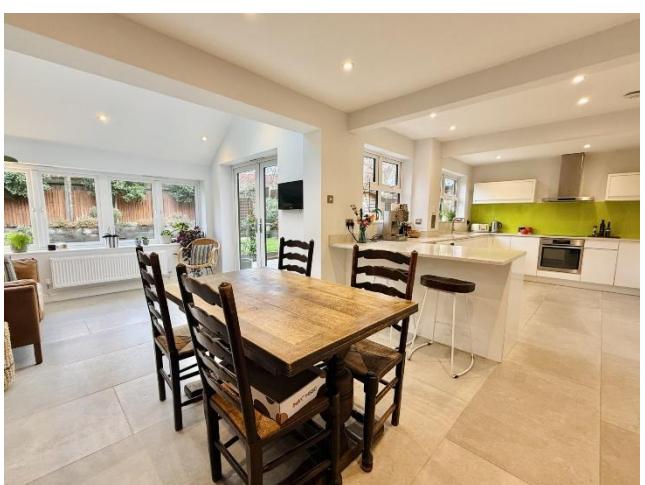


**12 Nelson Close  
Wallingford  
Oxfordshire  
OX10 0LG**

**OIEO £650,000 FREEHOLD**

An immaculate family home tucked away at the end of a highly regarded cul-de-sac, beautifully presented throughout and offered for sale with no onward chain. This superb property features an impressive L-shaped kitchen/dining/garden room that opens onto a landscaped rear garden, an exceptional space for family living and entertaining.

**A beautifully presented home in a prime Wallingford location, ready to move into and enjoy.**



The accommodation includes: a welcoming entrance hallway, a bright lounge complete with engineered oak flooring and a wood-burning stove, a separate study ideal for home working, cloakroom, and the showpiece open-plan kitchen/dining/garden room fitted with quartz work surfaces and integrated appliances.

Upstairs are four well-proportioned bedrooms (two doubles and two very comfortable singles), a modern en-suite shower room to the principal bedroom, and a contemporary family bathroom.

Outside, there is a driveway providing parking for three vehicles and leads to a single garage with a practical utility area.

The rear garden has been thoughtfully landscaped, featuring two patio areas and a raised lawn, creating a private and usable outdoor space all year round. The property further benefits from gas central heating and double glazing throughout.



Nelson Close is a quiet and sought-after address on this ever-popular development built in 1987, positioned on the western side of the charming Thames-side town of Wallingford.

Families will appreciate the exceptional school options within walking distance, including St Nicholas' C of E Infant School and The Wallingford School (0.1–0.3 miles), with Fir Tree Junior School also close by.

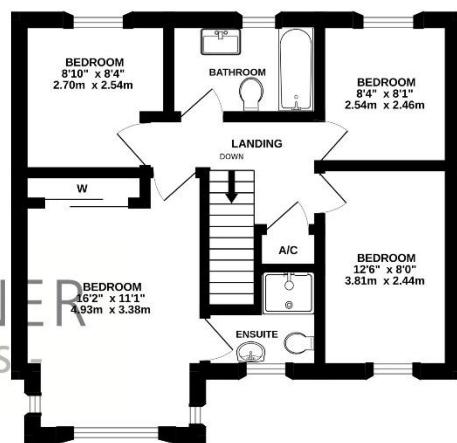
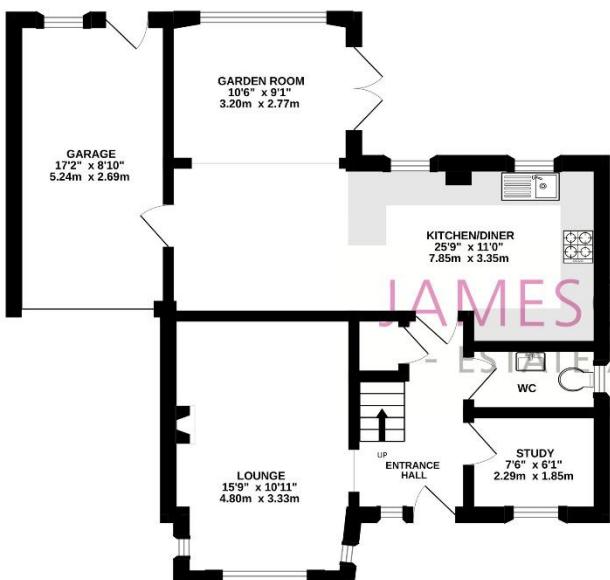
Wallingford offers a wonderful mix of amenities including a superb Waitrose, the newly opened Lidl, a range of independent shops, restaurants and pubs, a monthly Farmers' Market, cinema and theatre.

Communications are excellent, with straightforward access to the A34 for Oxford and Newbury, and the M4 at Theale (Junction 12).



GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR  
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1399 sq ft (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained herein, 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			
(92-100) <b>A</b>			
(81-90) <b>B</b>			
(65-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(11-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/31/EC	72	78



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