



20 Windrush Road  
Berinsfield, Oxfordshire, OX10 7PF



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**20 Windrush Road  
Berinsfield  
Oxfordshire  
OX10 7PF**

**GUIDE £325,000 FREEHOLD**



Situated in a no through road, in the popular village of Berinsfield, is this nicely presented, three-bedroom property which benefits from an open plan kitchen/diner, garage and two mature gardens to the front and the rear. Offered with no onward chain.

Accommodation comprises; from the rear entrance, an open plan kitchen/dining room, lounge, cloakroom and hall.

Upstairs comprises; three bedrooms (two doubles and a single that comes complete with a built-in desk) and a modern family shower room. Outside, there is driveway parking to the rear along with a garage which leads onto the west facing garden, laid mainly to lawn with pathway and patio area.



To the rear you will find an east facing garden with patio, a lawn and well-established shrubs providing a pleasant and private outdoor space. The property offers double glazing throughout and gas central heating.

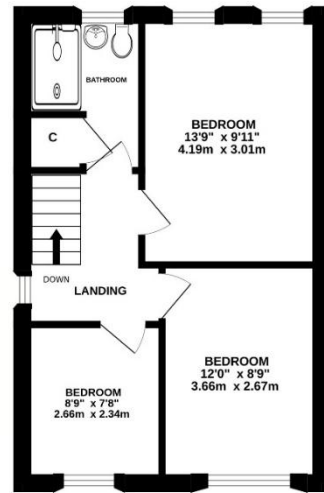
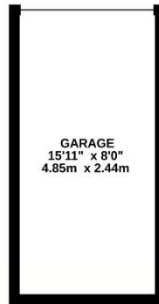
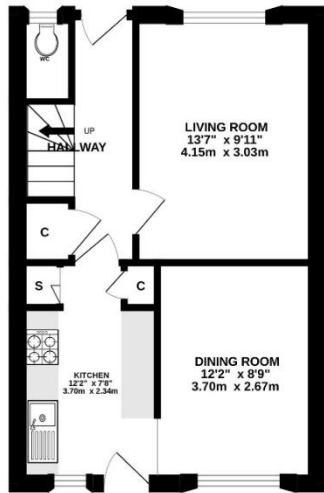
Berinsfield is a village and civil parish in South Oxfordshire, about 7 miles (11 km) southeast of Oxford and just over 6 miles from Wallingford. It has a community centre with bar, a primary school and public library.

The Abbey Sports Centre includes the facility of an indoor swimming pool. Shops including a post office, convenience store and fish & chip shop. There is also a community cafe called The Burrows which is a hub for the village community. The Reading to Oxford bus service stops regularly at the edge of the village.



GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

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



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TOTAL FLOOR AREA : 974 sq.ft. (90.5 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 |                         | 79        |
| (55-68)                                     | D | 65                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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