



62 Station Road, Wallingford OX10 0JZ



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A beautifully presented and substantially extended four-bedroom family home, ideally situated within easy walking distance of Wallingford's vibrant town centre. Wallingford is a charming historic market town situated on the banks of the River Thames, offering an excellent range of independent shops, cafés, restaurants, pubs and everyday amenities. The town also benefits from a weekly market, leisure facilities and a vibrant community with events held throughout the year.

Tenure - Freehold

In addition, there is a separate family room and a further reception room, providing flexible space for a playroom, snug or formal sitting room. A separate utility room, cloakroom and useful storage complete the ground floor.

Upstairs, the property offers four bedrooms, including an impressive principal bedroom, together with two stylish bathrooms, providing ample space for growing families.

Offering almost 2,000 sq ft of versatile accommodation, this impressive home has been thoughtfully designed for modern family living. The heart of the property is the superb open-plan kitchen, dining and living room, creating a wonderful space for everyday family life and entertaining, with direct access to the generous rear garden.





Outside, the large, private rear garden is mainly laid to lawn and bordered by mature trees and established planting, creating an ideal setting for children to play and for outdoor entertaining. To the front, the property benefits from a generous driveway providing ample off-road parking and a single garage.

Combining generous, flexible accommodation with a highly desirable location just a short walk from Wallingford's charming town centre, this exceptional home offers the perfect balance of space, convenience and family living.

Surrounded by beautiful countryside, the area provides excellent opportunities for walking and cycling, whilst nearby Didcot Parkway offers fast rail services to London Paddington in around 40 minutes. Wallingford is also well placed for access to Oxford, Reading and Henley-on-Thames, making it an ideal location for both families and commuters.



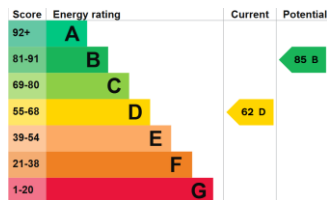
Approximate Gross Internal Area = 173.5 sq m / 1868 sq ft

Garage = 11.5 sq m / 124 sq ft

Total = 185.0 sq m / 1992 sq ft

Directions

From our office in St Martin's Street,
turn left at the traffic lights. Go straight
across the mini roundabout onto Station
Road and the property will be found a
little further down on the right hand
side



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.

