



27 Portcullis Drive
Wallingford, Oxfordshire, OX10 9LY



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GUIDE £390,000 FREEHOLD



Located on this sought after Winterbrook development and built in 2018 is this beautifully presented two double bedroom, two-bathroom property with larger than average south facing gardens allocated parking for two cars. Offered for sale with no onward chain.

The ground floor includes an entrance hallway with storage, cloakroom, modern kitchen with appliances, lounge/dining room with French doors to the rear garden. The first floor offers two double bedrooms, en-suite to the master bedroom and a family bathroom. The rear garden has been laid mainly to patio for low maintenance. There is a summer house, shed and gated rear access.



Annual maintenance charges for the estate around £600 per year paid 6 monthly.

Wallingford was originally a walled Saxon town on the Thames the remains of Wallingford's town walls can still be seen today. The remains of the Castle can also be seen from the Castle Gardens. Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century.

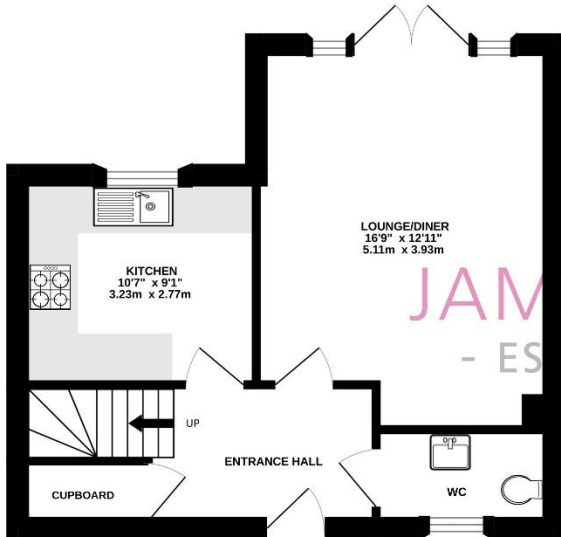
The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose and Lidl Supermarket and a farmers Market is held regularly 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.

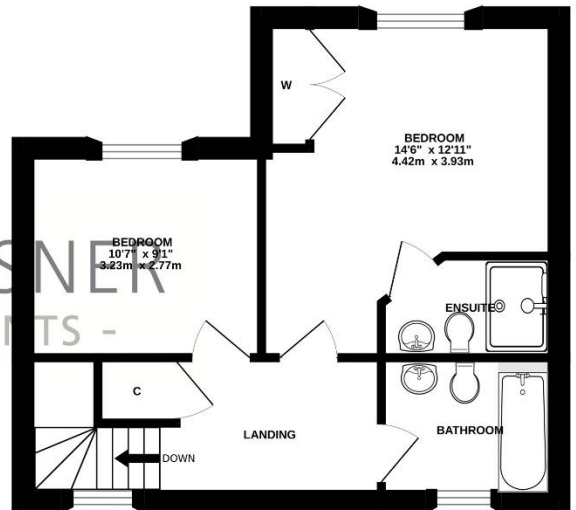
Cholsey station is just 3 miles away with excellent commuter links to London in under an hour. The town has two nursery's a primary and secondary level schooling, and a full range of leisure facilities and sports groups.



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



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TOTAL FLOOR AREA : 853 sq.ft. (79.3 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			
(92-100) A			96
(81-91) B		84	
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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