



Cross Road, Wallingford, OX10 9PE
£795,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

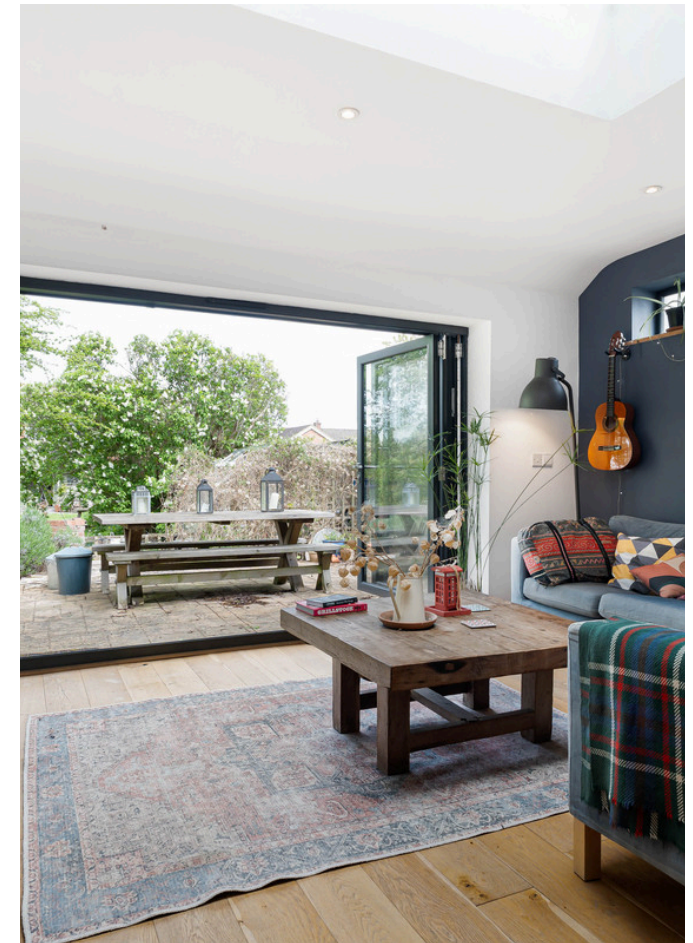
This impressive five-bedroom, semi-detached, family home situated in the heart of the village sits on a generous plot of just under 1/3 acre, offering an exceptional kitchen/diner/family room and 120ft rear garden.

The property has undergone various extensions and re configurations throughout to create a stunning kitchen/diner/entertaining area, featuring a central island, sleek fitted units, and bi-fold doors that open seamlessly onto a 120 ft rear garden—perfect for entertaining and family gatherings. A garden office provides an ideal workspace separate from the main house, while the utility/boot room and cloakroom add everyday practicality. Two open fireplaces add charm and character to the main reception areas with the additional benefit of 21ft dual aspect living area. Upstairs, there are five double bedrooms, including a principal suite with an en suite bathroom, and a well-appointed family bathroom serving the remaining rooms.

Outside, the property boasts a gated gravel driveway with ample parking for multiple cars. The extensive 120ft rear garden offers both open lawn and mature borders with a raised patio area leading from the kitchen making this the ideal space for entertaining. In all, this extended home combines generous proportions, tasteful design, and versatile spaces, making this this ideal family home. To fully appreciate the size location and overall presentation, viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability with all of the major providers apart from three. Properties built pre-2000 may





Key Features

- Five double bedrooms
- Gated gravelled driveway
- Kitchen/diner entertaining area.
- Two working fire places
- 120 ft rear garden.
- Garden office
- Village location



The Location

Nestled within the charming village of Cholsey, you'll enjoy a delightful blend of country living and modern amenities. This village offers a delightful community atmosphere, lots of sports groups, recreation fields, convenience stores, pubs and several local businesses. Not forgetting the train station making access to Reading, Oxford, Didcot & London Paddington a breeze.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

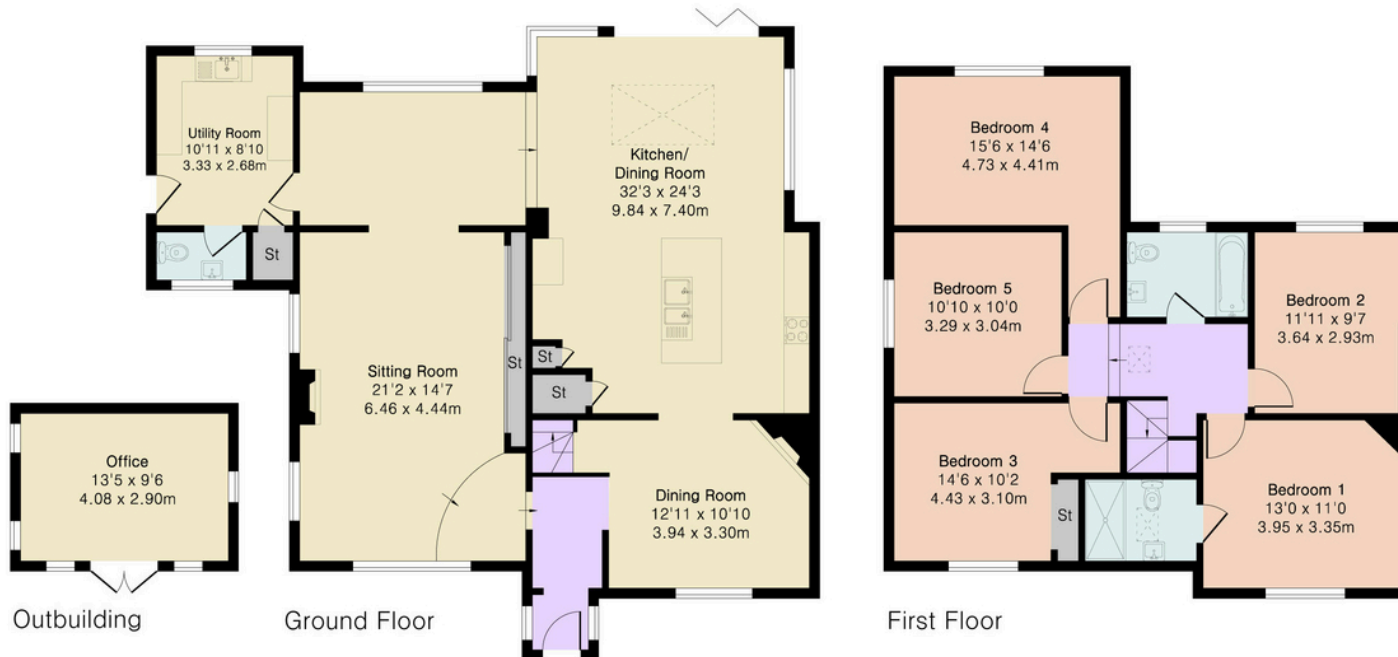
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 2077 sq ft - 193 sq m
(Excluding Outbuilding)**

Ground Floor Area 1212 sq ft – 113 sq m

First Floor Area 865 sq ft – 80 sq m

Outbuilding Area 127 sq ft – 12 sq m



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.



Wallingford Office

72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

