



5 Nelson Close
Wallingford, Oxfordshire, OX10 0LG



JAMESGESNER
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**5 Nelson Close
Wallingford
Oxfordshire
OX10 0LG**

GUIDE £700,000 FREEHOLD

An immaculate four-bedroom detached family home tucked away at the end of a highly regarded cul-de-sac, beautifully presented throughout and offered for sale with south-facing gardens and no onward chain.



This superb home offers spacious and thoughtfully arranged accommodation comprising a welcoming entrance hallway, a bright and elegant lounge featuring engineered oak flooring and a wood-burning stove, separate dining room, dedicated study ideal for home working, cloakroom and utility room. At the heart of the property is a stunning open-plan kitchen/breakfast room, fitted with quartz work surfaces, integrated Bosch appliances and bi-folding doors opening directly onto the rear garden.

Upstairs, there are four well-proportioned bedrooms, two of which benefit from fitted wardrobes. The principal bedroom enjoys a stylish en-suite shower room, complemented by a contemporary family bathroom serving the remaining bedrooms.



Externally, the property enjoys a driveway providing parking for two to three vehicles and access to a small garage. Gated side access leads to the beautifully landscaped rear garden, enjoying a southerly aspect and offering an excellent degree of privacy. Designed with entertaining in mind, the garden features a generous patio, covered cooking area, lawn, garden shed and outside tap.

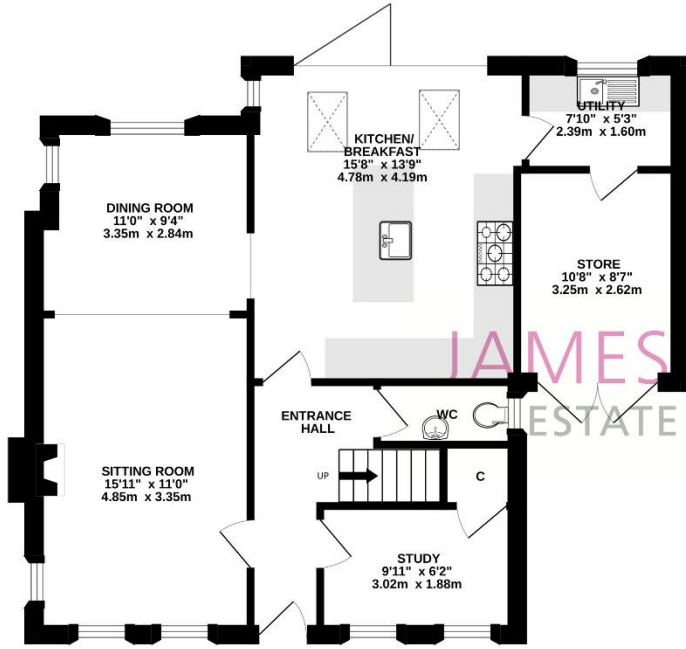


Nelson Close is a quiet and highly sought-after address within this ever-popular development built in 1987, positioned on the western side of the charming Thames-side town of Wallingford. Families are particularly well served by an excellent choice of nearby schooling, including St Nicholas` C of E Infant School, Fir Tree Junior School and The Wallingford Scodary School, all within easy walking distance.

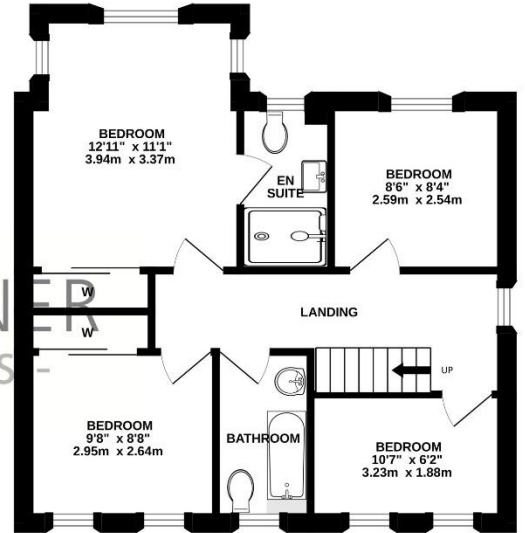
Wallingford continues to be one of South Oxfordshire`s most desirable market towns, offering an excellent range of amenities including a Waitrose, newly opened Lidl, independent shops, cafés, restaurants and traditional pubs, together with a monthly Farmers` Market, cinema and theatre. Communications are excellent, with easy access to the A34 linking Oxford and Newbury, while the M4 at Theale (Junction 12) is also readily accessible.



GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1345 sq.ft. (125.0 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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James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk