



7 Winterbrook Lane
Wallingford, Oxfordshire, OX10 9EH



JAMESGESNER
- ESTATE AGENTS -



**7 Winterbrook Lane
Wallingford
Oxfordshire
OX10 9EH**

OIEO £800,000 FREEHOLD

Situated within one of Wallingford's most sought-after no through roads and finished beautifully throughout is this four-bedroom, four reception room property with generous south facing gardens, offered for sale with no onward chain.



Offering just shy of 1600 square feet of accommodation presented over three floors comprising; entrance hallway, cloakroom, lounge with open fire opening into a family room with doors to the garden, kitchen with integrated appliances and quartz work-surfaces, dining area with doors to the garden, 25' utility room, study/playroom (can be used as a fifth bedroom), landing, three first floor bedrooms (two doubles and a good single) and a bathroom and a top floor master bedroom and en-suite.

To the front of the property, you will find a gravel driveway providing parking for three cars. The rear garden is south facing with a decking area, generous lawn, pond and a garden shed. Fully enclosed on all sides by close board fencing, flower and shrub bed borders.

Ample storage throughout the property as well as gas central heating and part double glazing.

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.



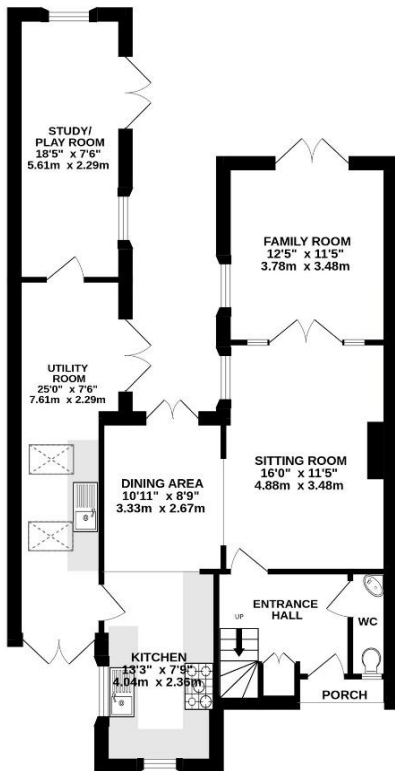
The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose and Lidl 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. The town has several nurseries and a full range of leisure facilities and sports groups.



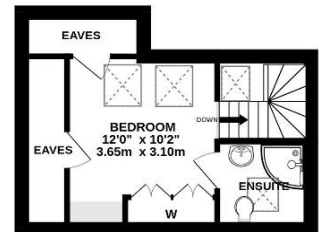
GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.

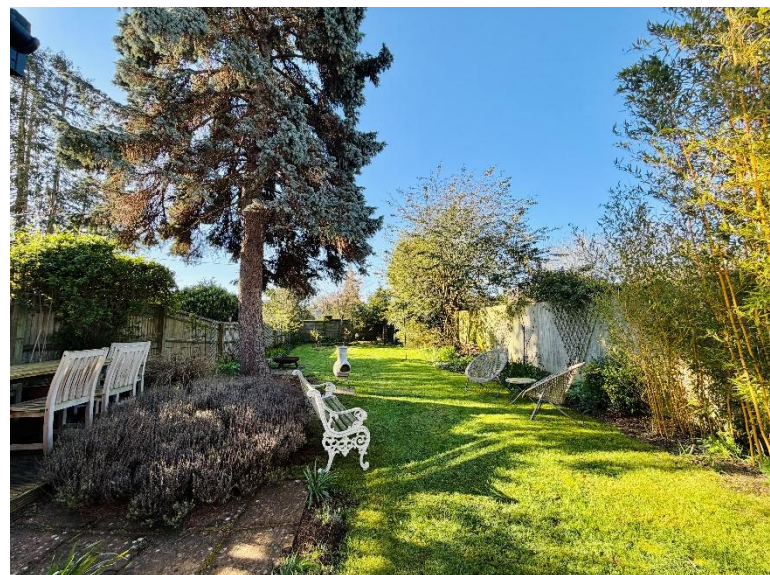


2ND FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.3 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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