



20 Brookmead Drive
Wallingford, Oxfordshire, OX10 9BN



JAMESGESNER
- ESTATE AGENTS -



**20 Brookmead Drive
Wallingford
Oxfordshire
OX10 9BN**

GUIDE £575,000 FREEHOLD

An immaculately presented three-bedroom detached home, dating from the 1960s and occupying a desirable position within one of Wallingford's most sought-after residential developments, conveniently situated for the town centre and St John's Primary School.



The property has been beautifully maintained and offers spacious, well-proportioned accommodation, together with excellent scope and potential for further extension and development, subject to the necessary consents. A number of neighbouring properties within the road have been successfully extended, demonstrating the versatility and potential these homes have to offer.

The accommodation comprises a welcoming entrance hall, leading to a comfortable lounge featuring a bay window, attractive feature fireplace and bespoke fitted cupboards and shelving. To the rear is a separate dining room with French doors opening directly onto the beautifully landscaped, west-facing rear garden, providing an ideal setting for entertaining and enjoying the afternoon and evening sun.

The ground floor is completed by a fitted kitchen with a door to the rear. On the first floor are three bedrooms (two with fitted wardrobes) and a modern family bathroom.

Outside, the property enjoys a beautifully landscaped rear garden with a desirable westerly aspect, providing an excellent space for relaxing and entertaining. The garden is well established and thoughtfully planted with a variety of mature shrubs and attractive flower borders, together with two patio areas, a lawn and a charming ornamental pond. Gated side access leads to the front of the property, where there is a single garage and driveway parking for two vehicles, complemented by a lawn with further established shrubs and borders.

Further features include gas central heating and double glazing throughout.



The location is particularly appealing, situated just over half a mile on foot from Wallingford town centre and within easy walking distance of St John's Primary School. Wallingford itself remains one of South Oxfordshire's most desirable market towns, renowned for its independent shops, welcoming pubs and restaurants, the historic Lamb Arcade antique centre, and its abundance of parks and green spaces.

The town also benefits from a Waitrose, Lidl, regular farmers' markets, and the much-loved Corn Exchange theatre and cinema. Excellent schooling, convenient access to both the M40 and M4, and Oxford just 15 miles away further enhance the appeal of this outstanding family home.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 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		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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