



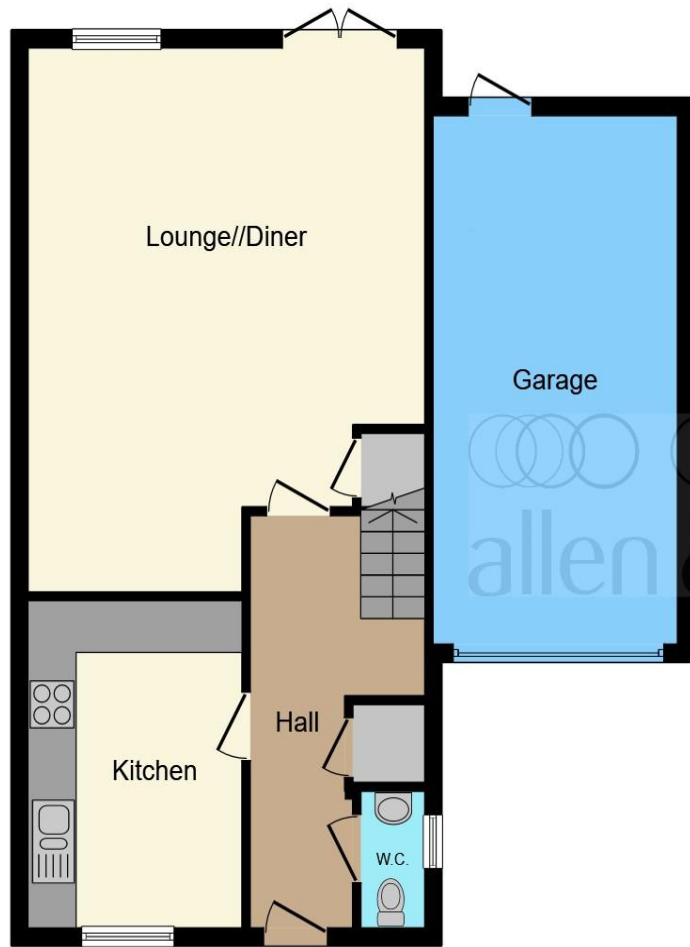
**Portcullis Drive, Wallingford OX10 9LY**

## Welcome to

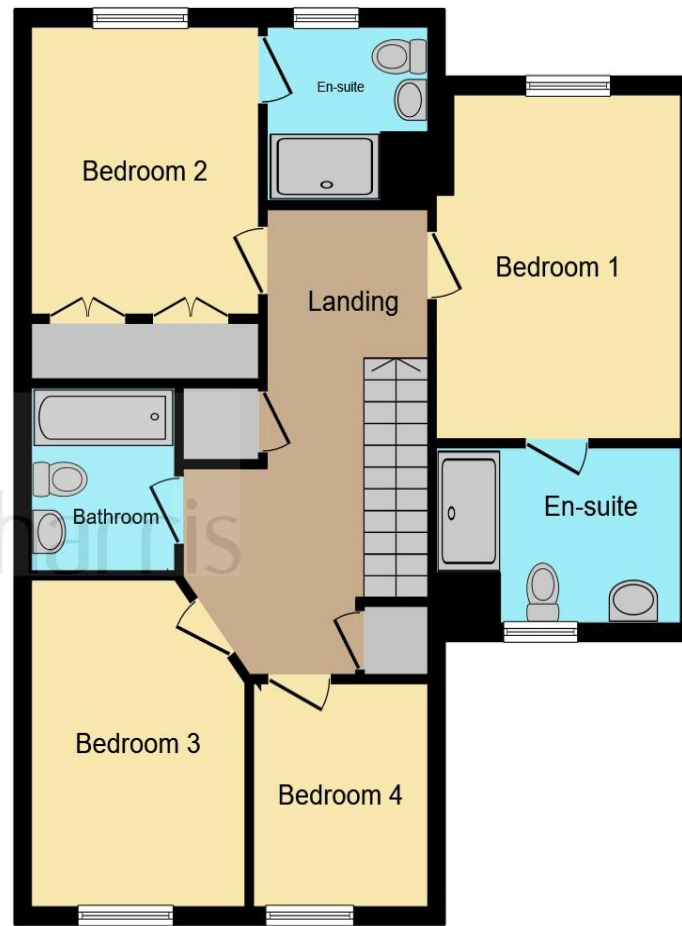
### Portcullis Drive, Wallingford

This well-maintained family home boasts one of the largest southerly facing plots on the development and further benefits from overlooking and open green area to the front giving you the feel of a village setting. Located south of Wallingford town centre (0.5 mile) which provides convenient access to local shops and amenities, schooling, bus routes and 2.4 miles to Cholsey train station. The neo-Georgian stone entrance welcomes you into the entrance hall, cloakroom, modern fitted kitchen/breakfast room with integrated appliances, spacious light and airy 20ft open-plan living/dining room with doors to the garden and large under stairs storage cupboard. First floor landing gives access to the master bedroom with built-in wardrobes and en-suite shower room, guest bedroom with en-suite shower room, two further double bedrooms and family bathroom. Outside the large southerly facing garden provides a good degree of privacy and is fully enclosed by wooden fencing and mainly laid to lawn with personal door to garage and side access gate leading to the front driveway with parking for 2 vehicles. The property offers scope for enlargement (stp)





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Cloakroom**

**Kitchen/Breakfast Room**

12' 5" x 8' 9" ( 3.78m x 2.67m )

**Living/Dining Room**

16' 2" x 20' 8" narrowing to 14' 9" ( 4.93m x 6.30m narrowing to 4.50m )

**Landing**

**Master Bedroom**

13' 5" x 10' 9" ( 4.09m x 3.28m )

**En-Suite Shower Room**

**Guest Bedroom**

11' x 9' 5" ( 3.35m x 2.87m )

**En-Suite Shower Room**

**Bedroom 3**

8' 8" x 12' 8" narrowing to 10' 8" ( 2.64m x 3.86m narrowing to 3.25m )

**Bedroom**

9' 6" x 7' 2" ( 2.90m x 2.18m )

**Family Bathroom**

**Garage And Driveway**

**Large Southerly Facing Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

### Portcullis Drive, Wallingford

- Neo Georgian Style Family Home
- Four Bedrooms - Three Bathrooms
- Popular Winterbrook Development
- Large Southerly Facing Rear Garden
- Open Plan Living/Dining Room

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

# £680,000

Located on the banks of the River Thames, the historic market town of Wallingford boasts an excellent range of amenities including a Waitrose supermarket, the narrow 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, other leisure facilities such as a thriving theatre and sports centre.

There is an excellent choice of schools in the area including Wallingford School, St Johns and St Nicholas primary schools. Transportation links are also excellent being equidistant between Oxford (14 miles) and Reading (14 miles). The main-line train stations at Didcot (6 miles) and Cholsey (3 miles) give access to London Paddington and the West Country. The M40 is also within easy reach via the Lewknor junction 6.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLF105192 - 0003

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