



89 Brookmead Drive
Wallingford, Oxfordshire, OX10 9BH



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**89 Brookmead Drive
Wallingford
Oxfordshire
OX10 9BH**

GUIDE £650,000 FREEHOLD

Set along one of Wallingford's most sought-after residential roads, this substantial seven-bedroom home presents a rare opportunity to acquire a beautifully extended family property with exceptional versatility.



Thoughtfully reconfigured and enlarged in 2022, the accommodation is currently arranged as a principal residence with an adjoining self-contained annex, perfectly suited to multi-generational living, guest accommodation, independent workspace, or income generation through Airbnb.

The main house is approached via an enclosed porch leading into a welcoming entrance hall. The sitting room is centred around a charming wood-burning stove, creating a warm and inviting atmosphere, while the impressive open-plan kitchen and dining space forms the heart of the home. Featuring a central island and sliding doors opening directly onto the west-facing garden, this is a superb space for both everyday family life and entertaining. A utility room and cloakroom complete the ground floor accommodation.

On the first floor are four well-proportioned bedrooms, comprising a generous principal bedroom, a further double bedroom, and two comfortable single rooms, all served by a family bathroom. The second floor has been converted to provide an additional double bedroom with useful eaves storage.

The annex is cleverly integrated yet capable of operating independently, accessed via the main porch. The accommodation includes an open-plan study, kitchen, living and dining area, together with a shower room, while the upper floor offers two further double bedrooms. The flexibility of this arrangement makes it ideal for dependent relatives, older children, visiting guests, or supplementary rental income.



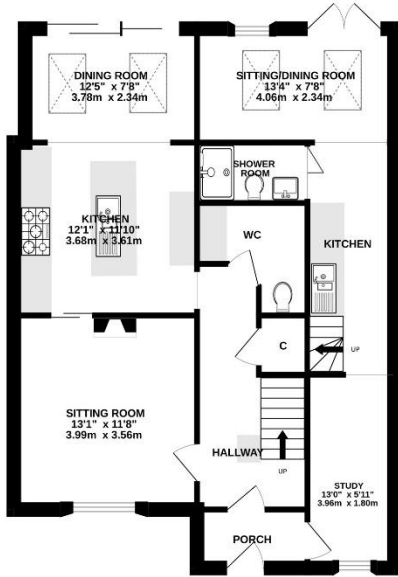
Externally, the property enjoys driveway parking for two vehicles, an attractive lawned frontage, and a mature copper beech tree which provides both character and privacy. To the rear, the west-facing garden is predominantly laid to lawn with a patio area ideal for al fresco dining, together with two useful garden sheds.

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.

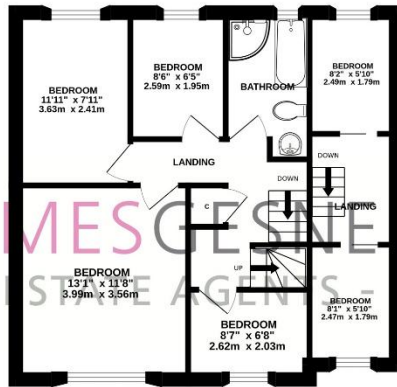
The town also benefits from a Waitrose, Lidl, regular farmers' markets, and the much-loved Corn Exchange theatre and cinema. Excellent schooling, convenient access to both the M40 and M4, and Oxford just 15 miles away further enhance the appeal of this outstanding family home.



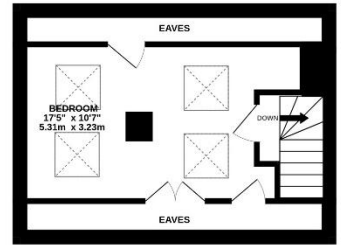
GROUND FLOOR
878 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.7 sq.m.) approx.

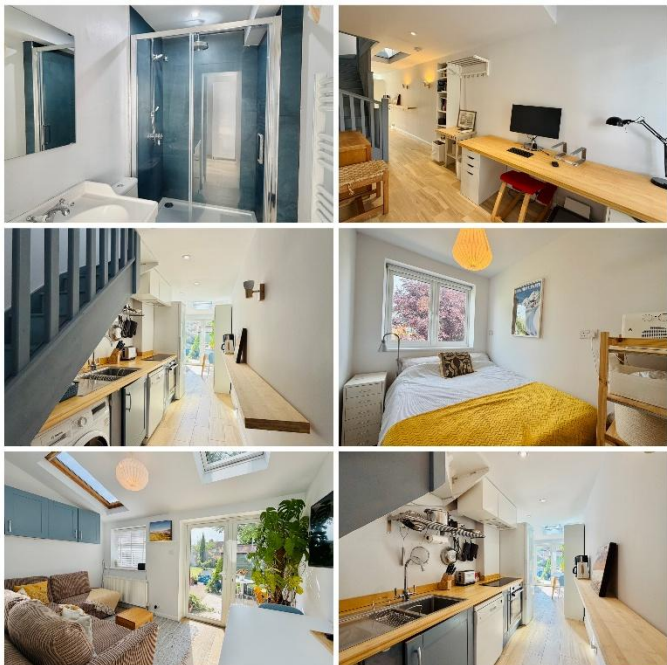


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TOTAL FLOOR AREA : 1817 sq.ft. (168.8 sq.m.) approx.

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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