



3 Hithercroft Road
Wallingford, Oxfordshire, OX10 9GQ



JAMESGESNER
- ESTATE AGENTS -



**3 Hithercroft Road
Wallingford
Oxfordshire
OX10 9GQ**

GUIDE PRICE £700,000 FREEHOLD

This beautifully presented detached property is situated on the sought after Sovereign Place development located within 600 metres of the town centre, with south facing gardens, and a double garage with self contained one bedroom studio above.



Built by Linden Homes in 2001 and a former show home the property has been well looked after by the current owners with accommodation comprising; entrance hallway with vaulted ceiling, cloakroom, open plan kitchen/dining/garden room with integrated appliances and doors to the rear garden, study/bedroom 4, dual aspect lounge with French doors to the rear, a generous landing then leads to three double bedrooms with a re-fitted en-suite and family bathroom.

To the rear you will find a double garage and a one-bedroom studio above complete with shower, kitchenette and cloakroom. This can be accessed from a steel staircase from the garden.



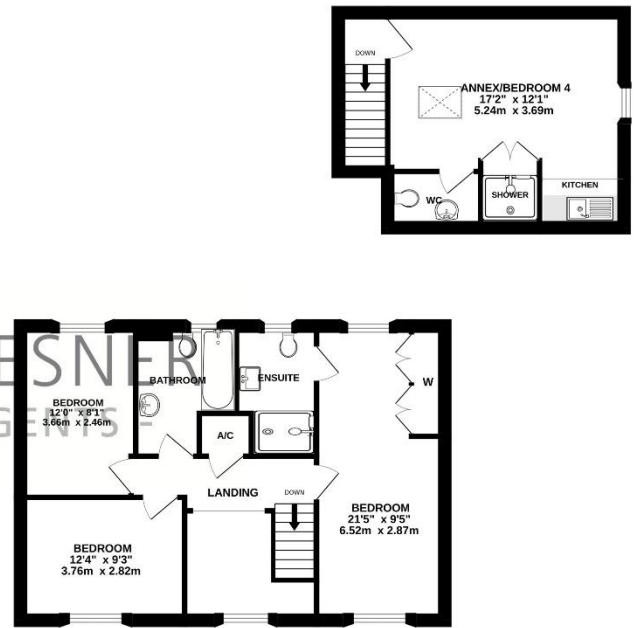
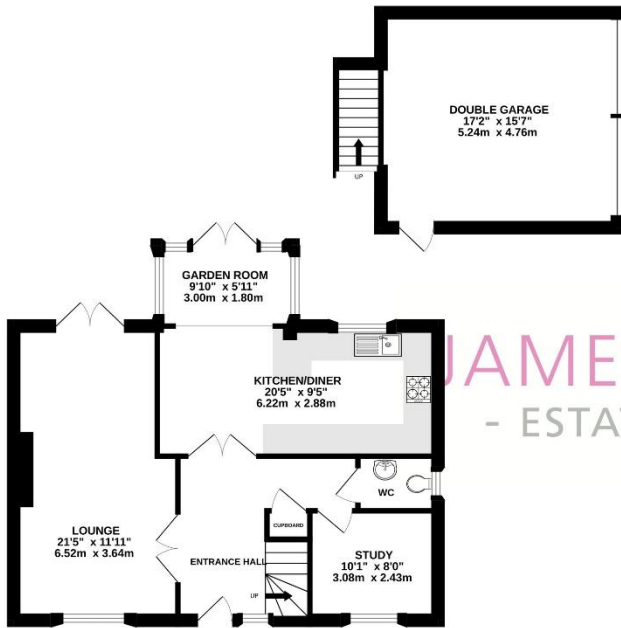
Situated just over half a mile on foot from Wallingford town centre and a short stroll to St Johns Primary School and the town centre. Wallingford has a variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose Supermarket in the centre and a newly opened Lidl within 400 metres.



The Country Market is held every Friday in the Regal Centre and the farmers Market is held every third Tuesday 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 two nursery schools, primary school and a highly regarded secondary school.

GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.

1ST FLOOR
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 1974 sq.ft. (183.4 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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