



Brook House
Reading Road, Wallingford, Oxfordshire
OX10 9DT



JAMESGESNER
- ESTATE AGENTS -



**Brook House
Reading Road
Wallingford
Oxfordshire
OX10 9DT**

OIEO £1,000,000 FREEHOLD

Situated on the Reading Road on the south western side of town, on one of Wallingford's most sought after roads is this attractive detached family house which dates back to 1933. Set back from the road with double garage and extensive gardens, extending to over 1/3 of an acre.



Coming to the market for the first time in almost 40 years, Brook House offers flexible accommodation and the potential to extend to the side and rear (subject to the necessary planning permissions). Entrance hallway, dual aspect kitchen/breakfast room with part integrated appliances, study, cloakroom, 20' x 17' l-shaped lounge/dining room with wood burner, conservatory, four bedrooms (three doubles and a good single) en-suite to the master, bathroom and separate cloakroom.

The wood burner is linked to the central heating system and solar panels were installed in 2023. Externally, the property offers a large gravel driveway providing parking for numerous vehicles, along with a double garage with eaves storage. The plot as a whole sits at just over one third of an acre and includes multiple seating areas, a large area of lawn with mature trees, shrubs and a vegetable garden. Access to the River Thames is an easy walk from the rear garden – perfect for those looking to make the most of the riverside location which Wallingford is famous for.



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.



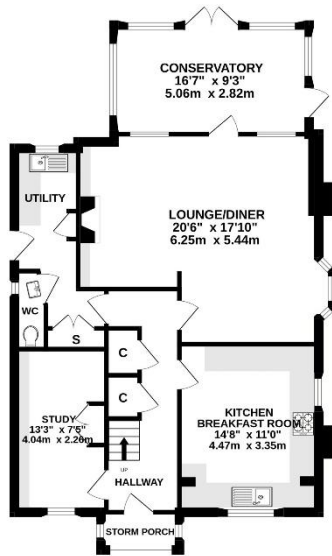
The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. Three primary schools and a highly regarded High School which is also a sports academy. Wallingford is within easy reach of both the M40 and the M4 and only 15 miles from Oxford. Cholesey station is just 3 miles away with excellent commuter links to London in under an hour. The town has two nursery's a primary and secondary level schooling, and a full range of leisure facilities and sports groups.



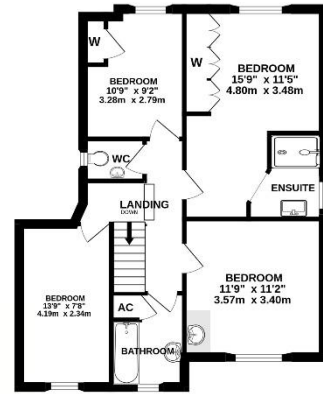
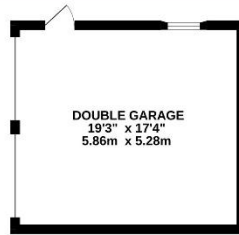
GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



JAMESGESNER
- ESTATE AGENTS -



TOTAL FLOOR AREA : 2024 sq.ft. (188.1 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.
Made with Metropix ©2025



JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk