



The Bungalow
Station Road, Wallingford, Oxfordshire
OX10 0HU



JAMESGESNER
- ESTATE AGENTS -



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OIEO £600,000 FREEHOLD

A rare opportunity to purchase a detached bungalow just 400 metres from Wallingford's vibrant town centre. This beautifully presented home offers extensive living space, including a garden pod and home office/garden room, making it ideal for flexible living. The property boasts a south-facing garden, and the versatile outdoor spaces make it perfect for home working, hobbies, or additional guest accommodation.



Prime Location: Just 400 metres from the town centre, offering easy access to Wallingford's shops, restaurants, cafes, pubs, and amenities, including a Waitrose and a weekly market. Wallingford is also well known as a film location for Midsomer Murders and was home to Agatha Christie for 42 years. In the Kinecroft, there is a bronze statue of Agatha Christie seated on a bench, a fitting tribute to her literary legacy.

Flexible Outdoor Spaces: The landscaped south-facing garden includes two separate outbuildings. A home office/garden room with a shower and w.c. offers an ideal space for working from home, and the insulated garden pod can be used as a studio, home gym, or casual bedroom, providing flexibility for various lifestyles.

Modern Kitchen/Dining Room: The fully integrated kitchen has been recently refitted and features a central island, quartz work surfaces, an induction hob, two ovens, a Quooker hot tap, and epoxy resin copper flooring. Two sets of bi-folding doors and ceiling lanterns flood the space with natural light, making this a perfect entertaining area.



Accommodation: The property includes two double bedrooms, a loft room for additional storage or casual use, and two bathrooms—one with a bath and separate shower, and a recently added shower room. Full gas central heating and uPVC double glazing throughout ensure comfort year-round.

The front of the property features a driveway with parking for two cars and access to the rear garden from both sides. The rear garden has a mixture of lawn, patio, and decking areas, perfect for entertaining and relaxing. The home office/garden room and pod provide additional flexible space for work or guests, making the outdoor area an extension of the home.

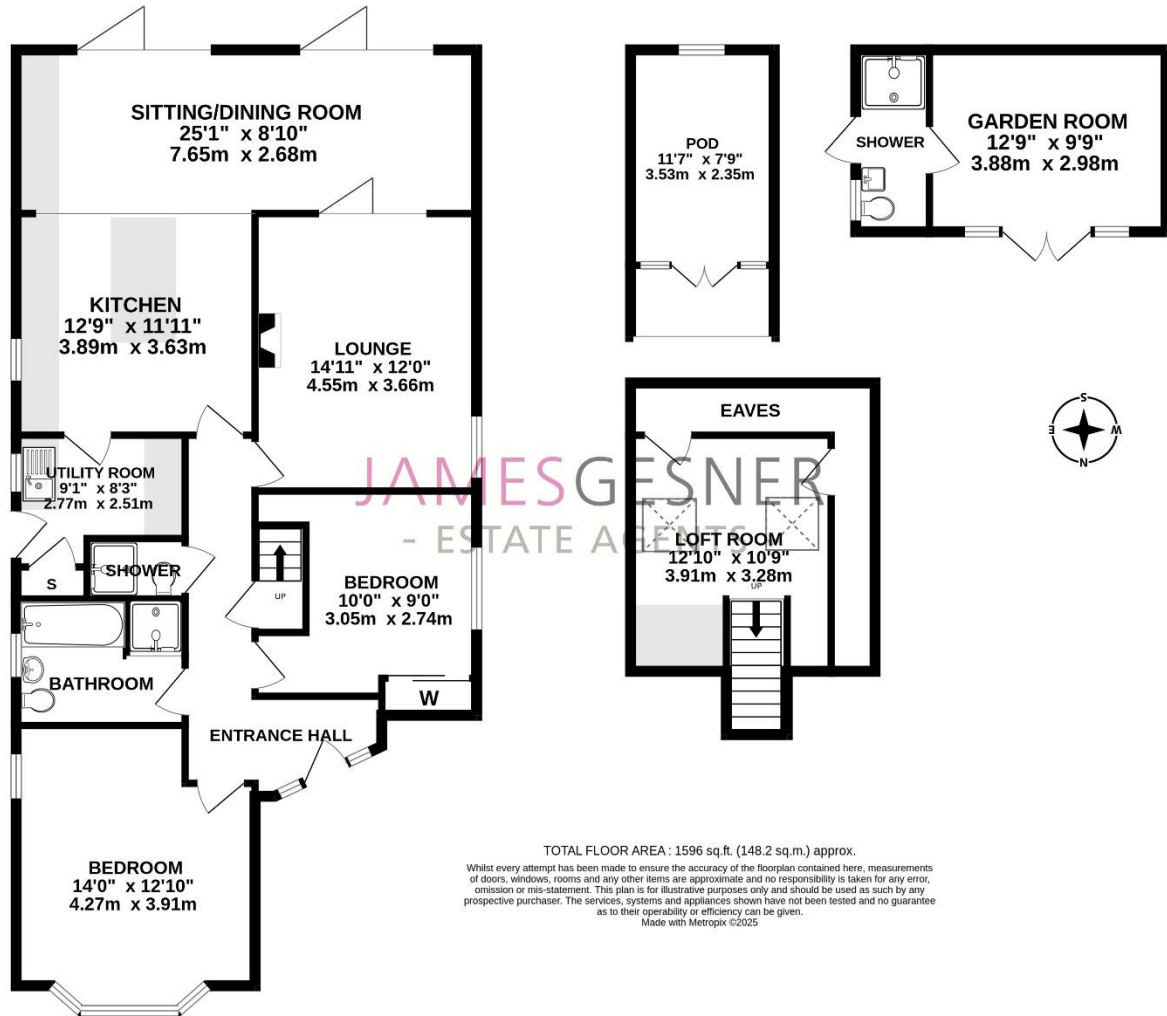
Wallingford offers a rich community life and is steeped in history. Once a stronghold for William the Conqueror, Wallingford's historic significance adds to its charm, making it a wonderful place to live. The town is set on the bank of the River Thames, with its scenic walks, and is near two National Trails, the Ridgeway and the Thames Path, both offering stunning countryside views.

The town's vibrant cultural scene includes a cinema, theatre, and regular community events, all of which contribute to Wallingford's appeal.

In terms of transport, Wallingford is well-connected, with easy access to the A34, providing links to Newbury and Oxford, and the M4 at Theale and Didcot Parkway Station which connects to London and the wider region.



GROUND FLOOR
1596 sq.ft. (148.2 sq.m.) approx.



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