



Chalmore Cottage
Reading Road, Wallingford, Oxfordshire
OX10 9DT



JAMESGESNER
- ESTATE AGENTS -



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Wallingford
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OIEO £800,000 FREEHOLD



Positioned on the favoured south-western side of Wallingford, on the prestigious Reading Road, Chalmore Cottage is an attractive detached family home dating from 1933, now offered to the market with no onward chain and presenting a rare opportunity for sympathetic modernisation.

Set well back from the road, the property occupies a notably generous plot extending over 90 metres from front to back, offering both privacy and considerable scope for enlargement to the rear, subject to the usual planning consents. The house provides well-balanced and flexible accommodation, ideal for family living.

The ground floor comprises a welcoming entrance hallway, a principal sitting room, separate dining room, kitchen, side lobby, cloakroom, conservatory, and useful store room. To the first floor are four bedrooms, a family bathroom, and a separate cloakroom. The loft was converted in the 1990s to create an additional bedroom with en-suite facilities, from which there are partial views towards the River Thames.



Outside, the property is approached via a driveway providing parking for four to five vehicles, with gated side access leading to the rear garden. The garden is laid predominantly to lawn and incorporates a vegetable patch, patio area, and greenhouse. Of particular note is the easy access to the river, making the property especially appealing to those wishing to enjoy Wallingford's celebrated riverside setting.

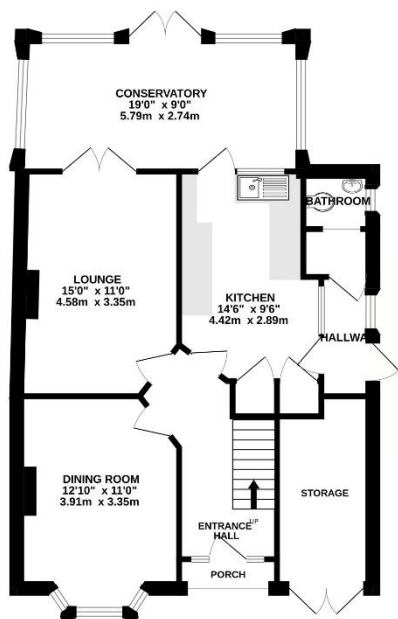
Wallingford is a historic and thriving market town, originally a Saxon settlement, with visible remains of its ancient town walls and castle. The town centre is a designated conservation area, rich in period architecture, independent shops, cafés, pubs, and restaurants, with the Lamb Arcade renowned for its antique shops. The surrounding Thames landscape is officially designated an Area of Outstanding Natural Beauty.

The town benefits from a Waitrose and Lidl, a regular farmers' market, and cultural amenities including the Corn Exchange theatre and cinema. There is an excellent range of schooling, including well-regarded primary schools and a highly regarded secondary school with sports academy status.

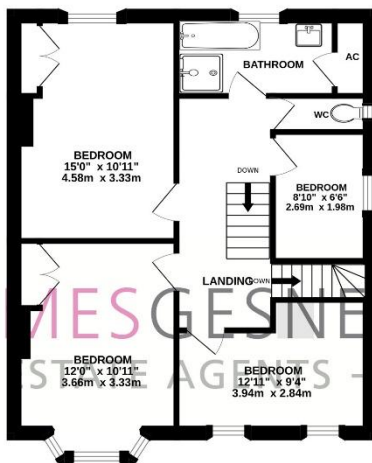
Wallingford is well placed for commuters, with easy access to the M40 and M4, Oxford approximately 15 miles away, and Cholsey station just three miles distant, offering fast services to London in under an hour.



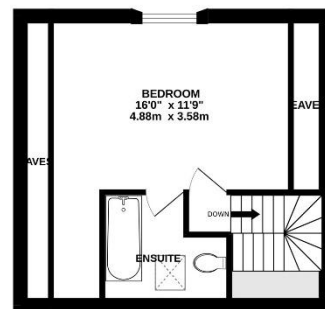
GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1893 sq.ft. (175.9 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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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