



7 Kings Reeve Place  
Wallingford, Oxfordshire, OX10 0FS



JAMESGESNER  
- ESTATE AGENTS -



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Wallingford  
Oxfordshire  
OX10 0FS**

**GUIDE £800,000 FREEHLD**

Built to the 'Wisteria' design and located on this sought after new development, is this four-bedroom, three-bathroom property finished to a high standard with landscaped front and rear gardens, garage and driveway parking. Offered for sale with no onward chain.



Accommodation comprises; generous entrance hall with storage cupboard, cloakroom, 16' lounge with box bay window and feature fireplace, utility room with Bosch washing machine and dryer, I-shaped kitchen/dining/family room, four double bedrooms, three bathrooms (two en-suite).

There is driveway parking for three cars leading to a garage. the rear garden is west facing, fully landscaped with a patio area and lawn. The garage has been fitted out with customised floor and wall panels as well as a built-in workbench, storage cabinets and Bosch fridge.



The property boasts many features with the kitchen being fully integrated and offering Silestone work surfaces and Bosch appliances. There is Karndean flooring throughout the ground floor. Treble wardrobes to the master bedroom. Three stylish bathrooms with high-end fittings. Part boarded loft. Roman, Pleated and Shutter blinds throughout and 7 years remaining on the NHBC guarantee

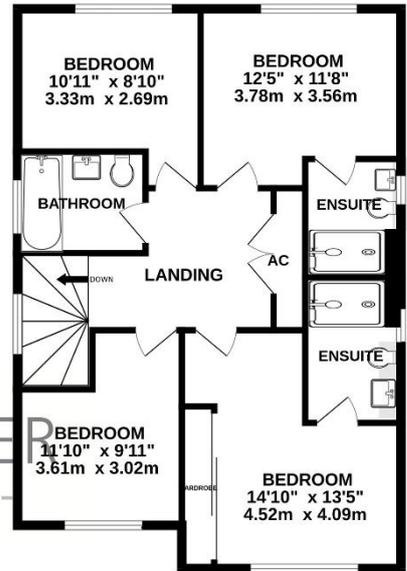
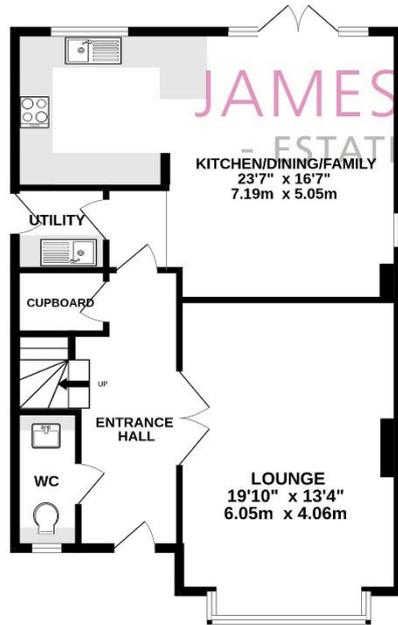
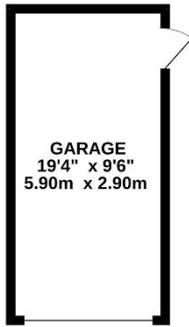


With over 18 acres of open green space on your doorstep, 1,500 metres of nature trails, over 1,000 new trees being planted and 3 new swales ponds - you'll love coming home to Highcroft. The development offers a beautiful range of homes for all lifestyles inspired by traditional architecture and complemented by modern interior design fit for every aspect of life.

All this only a short walk from the historic market town of Wallingford and the River Thames in South Oxfordshire. The Berkeley Group which has over 45 years' experience of delivering award-winning neighbourhoods.

GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.

1ST FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		85	93
EU Directive 2002/91/EC			

TOTAL FLOOR AREA : 1770 sq.ft. (164.4 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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