



28 The Murren
Wallingford, Oxfordshire, OX10 9DZ



JAMESGESNER
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**28 The Murren
Wallingford
Oxfordshire
OX10 9DZ**

OIEO £800,000 FREEHOLD

Situated within a small close off Reading Road on the southwestern side of town, this deceptively spacious five-bedroom detached property includes a carport and south-facing gardens.



The property offers flexible accommodation, with the ground floor comprising: utility/porch, entrance hallway, cloakroom, fully integrated kitchen/breakfast room with oak work surfaces, lounge with open fire, and a dining room. The first floor features a generous landing leading to three double bedrooms, including an en-suite and a family bathroom. The second floor was converted and features a spiral staircase leading to two additional double bedrooms and ample eaves storage. The property benefits from full gas central heating and uPVC double glazing.

Outside, the property features a south-facing private rear garden, landscaped to include a patio area and garden shed. A side access gate leads to private parking and a carport.



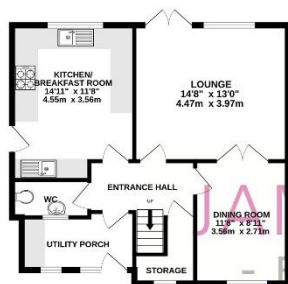
The River Thames is a short walk from the end of the road—ideal for those wishing to enjoy the renowned riverside location for which Wallingford is known. Wallingford was originally a walled Saxon town on the Thames; remnants of the town walls remain visible today. The remains of the castle are also visible from the Castle Gardens.



Wallingford is a thriving market town. Its centre is a designated conservation area featuring notable churches and architecture dating back to the 14th century. The landscape surrounding the River Thames is officially designated as an Area of Outstanding Natural Beauty. There is a Waitrose and a Lidl supermarket, and a farmers' market is held regularly in the Market Place. Wallingford offers three primary schools and a highly regarded secondary school, which also functions as a sports academy.



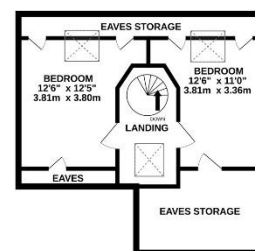
GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



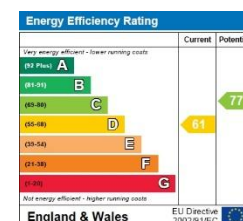
2ND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1838 sq.ft. (170.7 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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