



Heather House
21 Wantage Road, Wallingford, Oxfordshire
OX10 0LR



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**Heather House
21 Wantage Road
Wallingford
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OX10 0LR**

OIEO £800,000 FREEHOLD

Situated on one of Wallingford's most desirable roads, to the west of the town, this charming four bedroom detached property combines character, space and an enviable setting.

The house is set within a generous south-west facing plot with rear gardens extending over 150 feet, and benefits from a detached double garage and driveway parking.



The property retains many of its original features, including open fireplaces, sash windows and picture rails, which are complemented by thoughtful modern updates.

The accommodation includes an entrance lobby leading into an inner hallway, a cloakroom and utility room, a spacious lounge with feature fireplace, a dining room with fireplace, a study, and a modern kitchen. Upstairs, the landing leads to four double bedrooms (three well-proportioned and one smaller double) together with a family bathroom.

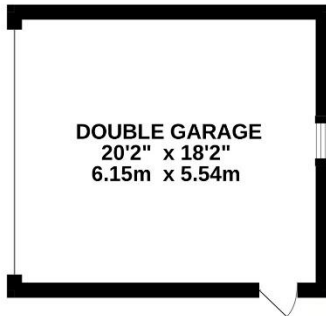
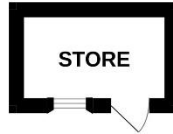


The rear garden is a particular feature of the home. Mature trees and shrubs frame a generous lawn and established vegetable patch, while two patio areas and pathways create inviting spaces for outdoor entertaining and family life. Gated side and rear access lead to a detached double garage and parking for two to three cars, approached via a service road at the rear.

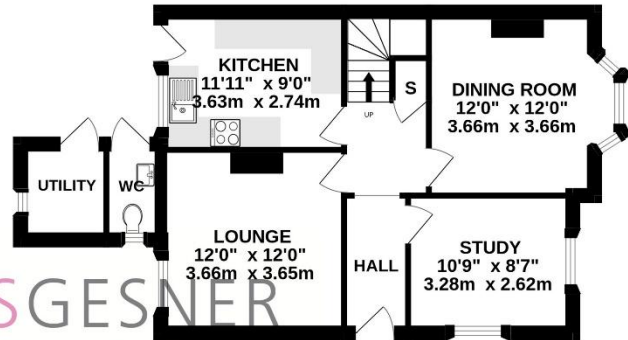
Wallingford itself is a thriving and historic market town on the River Thames, originally a Saxon settlement, with remains of the town walls and castle still visible today. The town centre is a conservation area, rich with 14th-century architecture, historic churches and a lively mix of independent shops, antique centres, pubs and restaurants. A Waitrose, Lidl and regular farmers' market in the Market Place add to the convenience.

The Corn Exchange hosts Wallingford's cinema and theatre, with a wide variety of productions throughout the year, while the surrounding countryside offers riverside walks and landscapes designated an Area of Outstanding Natural Beauty. Families benefit from a strong choice of education, with three primary schools, a highly regarded secondary school and sports academy, nurseries and a wide range of clubs and sporting groups. Commuters are well placed, with both the M40 and M4 within easy reach, and Oxford only 15 miles away.



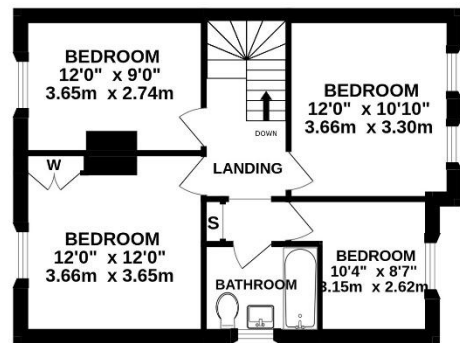


GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



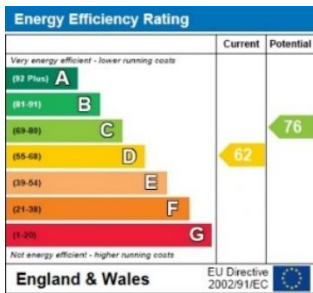
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1ST FLOOR
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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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