



12 Trenchard Close  
Wallingford, Oxfordshire, OX10 9BA



JAMESGESNER  
- ESTATE AGENTS -



**12 Trenchard Close  
Wallingford  
Oxfordshire  
OX10 9BA**

**OIEO £575,000 FREEHOLD**



The accommodation is both generous and versatile. An inviting entrance hallway leads off to a beautifully presented lounge, complete with a box bay window and an attractive feature fireplace, creating a warm and elegant reception space. The separate dining room provides an ideal setting for entertaining opening into the impressive 15ft kitchen/breakfast room forms the true heart of the home, featuring a central island and French doors opening seamlessly onto a covered seating area, perfect for indoor-outdoor living.

Further ground floor accommodation includes a utility area, cloakroom, and a highly adaptable study or fourth bedroom, which benefits from a courtesy door into the single garage. To the first floor are three well-proportioned bedrooms, with the main room having full length fitted wardrobes, all served by a stylishly appointed shower room.

Additional features include a new stylish front door from the London Door Company, engineered oak flooring, rustic oak veneered doors and solid oak bannister. Full uPVC double glazing and gas central heating (combi boiler).

Externally, the property continues to impress. To the front, a neatly maintained lawn is complemented by driveway parking for two vehicles, leading to the garage and an additional storage room. The rear garden is a particularly private and tranquil space, fully enclosed and not immediately overlooked, predominantly laid to lawn with well-stocked flower and shrub borders, alongside two distinct seating areas ideal for relaxation or entertaining.



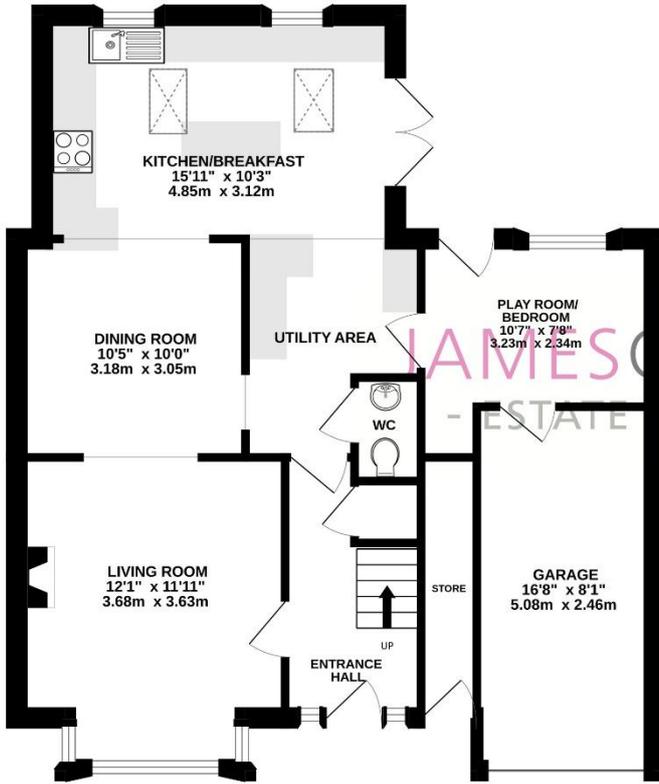
Wallingford itself is a charming and historic market town, offering an excellent range of independent shops, pubs, and restaurants. The superb Lamb Arcade is home to a selection of antique shops, while the town's parks, commons, and riverside walks provide a delightful setting for leisure. Everyday amenities are well catered for, with a Waitrose in the town centre and a Lidl nearby.

The town enjoys a vibrant community atmosphere, hosting a weekly Country Market at the Regal Centre and a popular farmers' market in the Market Place. The Corn Exchange serves as a cultural hub, offering a diverse programme of cinema and theatre throughout the year. Educational needs are well met with several primary schools and a highly regarded secondary school, also recognised as a sports academy.

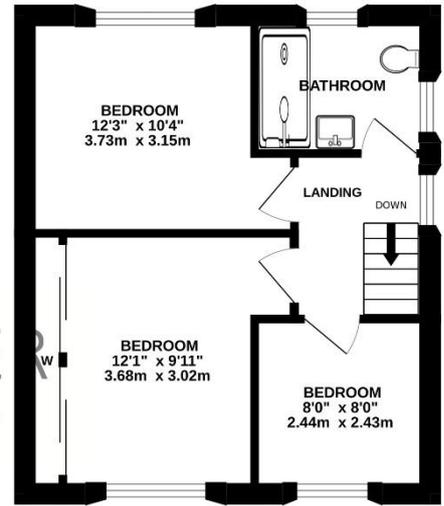
For commuters, Wallingford is conveniently positioned within easy reach of both the M40 and M4, and lies approximately 15 miles from Oxford, making it an ideal location for both families and professionals alike.



GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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| Energy Efficiency Rating                    |        | Current                 | Potential |
|---|--------|-------------------------|-----------|
| Very energy efficient - lower running costs |        |                         |           |
| A   | 92-100 |                         | 81        |
| B   | 81-91  |                         |           |
| C   | 69-80  |                         |           |
| D   | 55-68  | 64                      |           |
| E   | 39-54  |                         |           |
| F   | 21-38  |                         |           |
| G   | 1-20   |                         |           |
| Not energy efficient - higher running costs |        |                         |           |
| England & Wales                             |        | EU Directive 2002/91/EC |           |



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