



3 Wyatt Way
Wallingford, Oxfordshire, OX10 9SL



JAMESGESNER
- ESTATE AGENTS -



**3 Wyatt Way
Wallingford
Oxfordshire
OX10 9SL**

GUIDE £650,000 FREEHOLD

Situated within the sought-after Winterbrook Meadows and built by Berkeley Homes in 2024, this three-bedroom detached family home offers modern comfort in a beautifully traditional setting.



The Milne is an elegant double-fronted home designed with family living in mind. The fully integrated spacious open-plan kitchen/dining room and separate living room both open onto the garden through patio doors, creating a light-filled and versatile living space. A study, cloakroom, and laundry cupboard complete the ground floor accommodation.

Upstairs, the home provides three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom benefits from fitted wardrobes and a private en suite.

The property enjoys a pleasant position at the edge of the development, overlooking open green space that is due to be planted with wildflowers. To the rear, the landscaped garden is laid to patio and lawn, creating a perfect space for relaxation or entertaining. A gated side access leads to a double car port, providing convenient and secure parking. Estimated Estate Charge - £537.03 per year.

Winterbrook Meadows is more than just a desirable address - it blends the charm of village living with the benefits of a premium new home. Sensitive landscaping and thoughtful design create an enchanting environment, while The Springmead Collection offers a prestigious choice of homes with exceptional attention to detail.



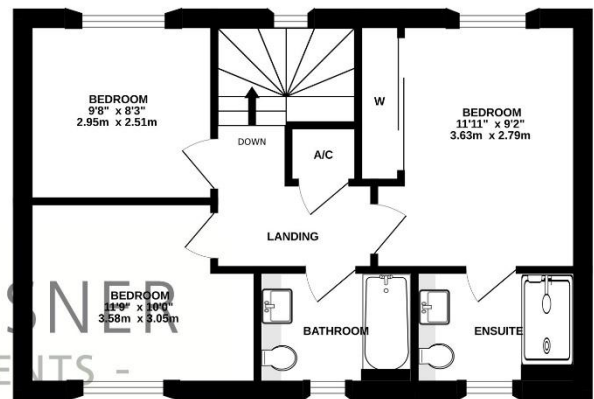
Located just a short distance away, Wallingford is a quintessential English market town on the River Thames. Its historic streets are lined with handsome Georgian buildings and a bustling marketplace at the town's heart. With a variety of independent shops, weekly markets, and local produce from farmers and artisans within 30 miles, Wallingford is a thriving community steeped in history and charm.



GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



HOUSE

TOTAL FLOOR AREA : 1123 sq.ft. (104.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	92	92
(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		
EU Directive 2002/91/EC		



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James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk