



56 Wantage Road
Wallingford, Oxfordshire, OX10 0LY



JAMESGESNER
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**56 Wantage Road
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Oxfordshire
OX10 0LY**

OIEO £700,000 FREEHOLD

Situated on one of Wallingford's most desirable residential roads on the western side of town, this beautifully presented four-bedroom, two-bathroom semi-detached family home has been thoughtfully extended to the rear and into the loft, creating generous and versatile accommodation throughout.



With a driveway for multiple vehicles, a single garage, and a wonderfully mature rear garden exceeding 100ft, this is a home that balances character, practicality, and space in equal measure.

The accommodation is arranged over three floors and begins with a welcoming entrance hallway and cloakroom. To the front sits an elegant bay-fronted sitting room with feature fireplace, while the separate dining room provides an ideal setting for family meals or entertaining. To the rear, the property opens into an impressive 18ft family room with French doors leading directly onto the garden, seamlessly connecting indoor and outdoor living. The modern kitchen is well appointed and positioned conveniently alongside the main living areas.

On the first floor there are three bedrooms—two comfortable doubles and a well-proportioned single—served by a stylish re-fitted family bathroom.

The second floor has been converted to create an excellent principal bedroom suite, complete with fitted wardrobes and a private en-suite shower room, offering a peaceful retreat away from the main household.

Outside, the rear garden is a particularly appealing feature of the home. Facing north-east and extending to well over 100ft, it offers a delightful combination of lawn, patio seating areas, mature fruit trees, and established shrub borders, providing both privacy and year-round interest.



A well-sized single garage with two additional storage areas sits to the side, while the gravel driveway to the front and side provides comfortable off-street parking for up to four vehicles.

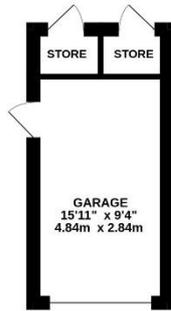
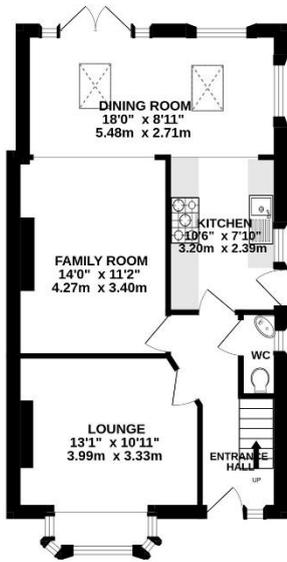
Wallingford itself is a thriving historic market town set on the banks of the River Thames. Once a walled Saxon settlement, remnants of the town walls remain visible today, along with the historic castle ruins that overlook the attractive Castle Gardens. The town centre is a designated conservation area with fine examples of architecture dating back to the 14th century.

Residents enjoy an excellent range of independent shops, cafés, pubs, and restaurants, alongside amenities including Waitrose, Lidl, and the regular farmers' market held in the Market Place. The Corn Exchange, home to the town's cinema and theatre, which hosts a varied programme of productions throughout the year.

Wallingford also benefits from well-regarded schooling, including three primary schools and a highly regarded secondary school with sports academy status. The town is conveniently located for access to both the M40 and M4, and lies just 15 miles from Oxford, making it an ideal location for commuters while retaining the charm and character of a traditional Thameside market town.



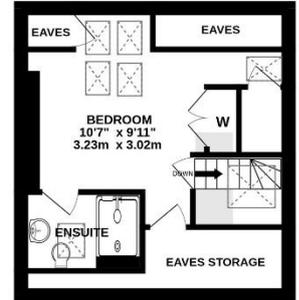
GROUND FLOOR
814 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1655 sq.ft. (153.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D	65	78
(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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