



29 Wantage Road  
Wallingford, Oxfordshire, OX10 0LR



JAMESGESNER  
- ESTATE AGENTS -



**29 Wantage Road  
Wallingford  
Oxfordshire  
OX10 0LR**

**OIEO £550,000 FREEHOLD**

A rare opportunity to acquire a beautifully renovated Victorian home in one of Wallingford's most desirable locations.



A stunning Victorian property which has been completely re-modernised throughout and situated within this sought after residential area to the west of the town within a short walk of the Market Place. Featuring a large southwest facing garden with garden room, garage, workshop and parking.

Occupying a highly sought-after position on the western side of Wallingford, just a short stroll from the historic Market Place, this outstanding Victorian home has been comprehensively modernised to an exceptional standard.

The accommodation is impeccably presented throughout. At the heart of the home is a stunning open-plan ground floor, thoughtfully designed for modern living and entertaining. The impressive kitchen features polished quartz worktops, premium integrated appliances and underfloor heating, seamlessly flowing into the living and dining areas.

A wood-burning stove provides a warm focal point, while bi-fold doors open onto a private decked terrace, creating a wonderful connection between the house and garden.

On the first floor are three well-proportioned bedrooms served by a contemporary family bathroom. The property has also benefited from extensive improvements in recent years, including complete rewiring and replumbing, together with the installation of a Worcester Bosch combination boiler.



The rear garden is a particular highlight. Beautifully landscaped and enjoying a prized south-westerly aspect, it captures sunlight throughout much of the day.

Mature planting, colourful borders and a productive vegetable garden create a delightful setting, complemented by a patio terrace and pathways leading to the garden room. To the rear, a substantial timber garage with electric up-and-over door offers excellent storage and versatility, while an adjoining workshop opens directly onto the garden. Beyond the garage is private off-street parking for one to two vehicles behind a five-bar gate.

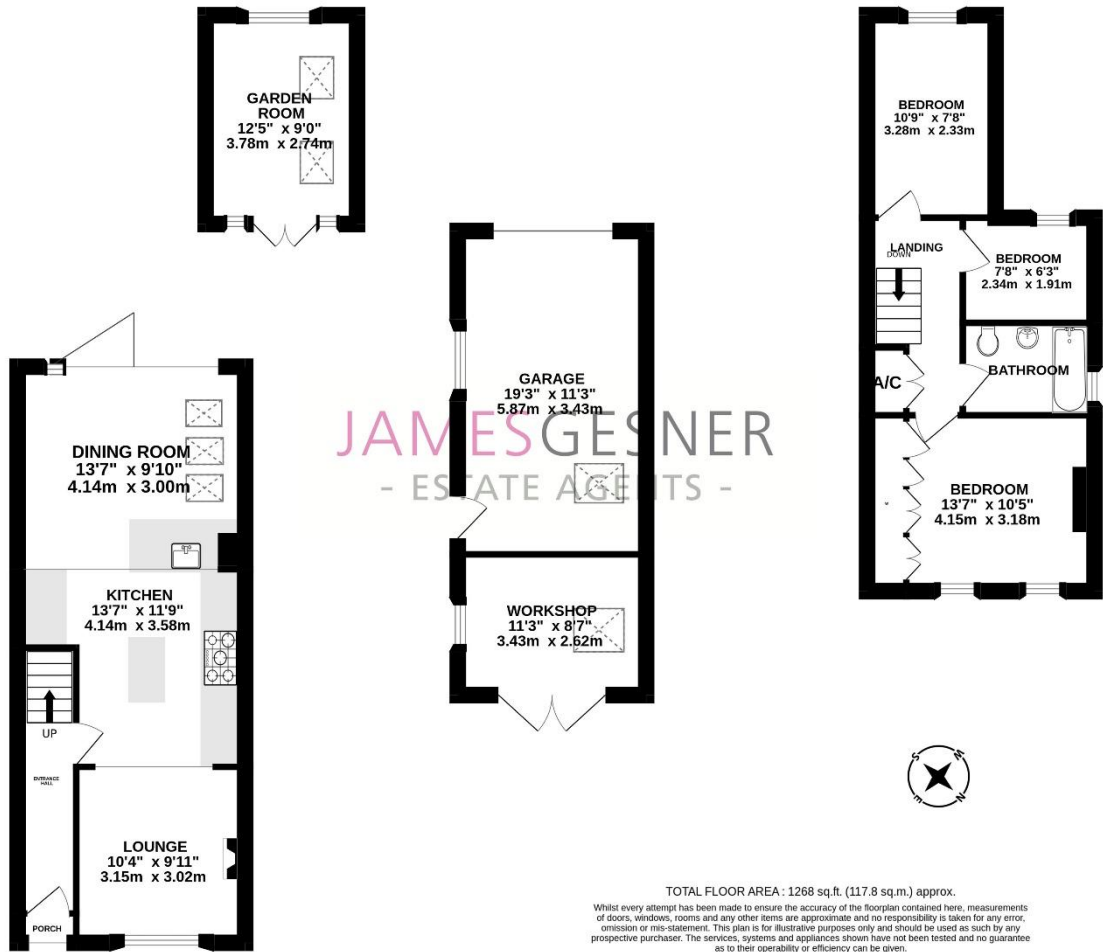
Wantage Road remains one of Wallingford's most popular residential addresses, ideally placed for easy access to the town's excellent amenities. Wallingford offers a superb range of independent shops, cafés, restaurants and public houses, together with Waitrose, Lidl, a monthly farmers' market, cinema and theatre. For commuters, there are convenient links to the M4 via Theale and the A34 providing access to Oxford, Newbury and beyond.



GROUND FLOOR  
879 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-105)	89
B (81-90)	
C (71-80)	
D (61-70)	
E (51-60)	
F (41-50)	
G (31-40)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 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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