



20 Croft Road
Wallingford, Oxfordshire, OX10 0HT



JAMESGESNER
- ESTATE AGENTS -



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GUIDE £400,000 FREEHOLD



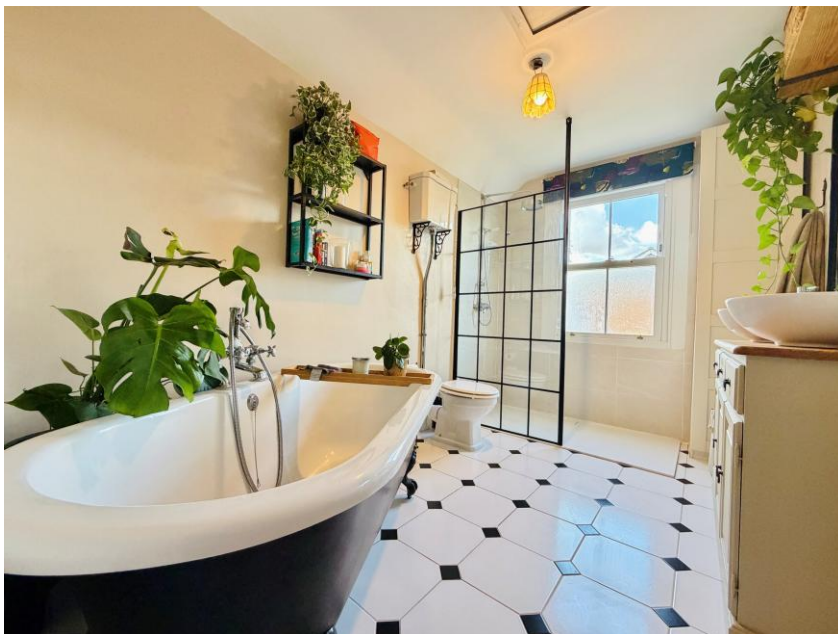
A beautifully presented two double bedroom Victorian home, ideally positioned in the heart of historic Wallingford, just moments from the town centre and the open green space of the Kinecroft.

The property has been thoughtfully maintained and improved, successfully combining stylish finishes with a wealth of attractive period character. There are many character features throughout, including strip wood flooring and attractive feature fireplaces, all of which add to the warmth and charm of this lovely home. The accommodation is well proportioned and beautifully presented, providing comfortable and inviting living spaces.

Upstairs are two generous double bedrooms, complemented by an absolutely stunning bathroom, which is a real highlight of the property. Beautifully finished, it features an elegant freestanding roll-top bath together with a separate walk-in shower, creating a luxurious and relaxing space.

Outside, the property enjoys an attractive west-facing rear garden, perfectly positioned to make the most of the afternoon and evening sunshine and providing an excellent setting for outdoor dining and entertaining. There is also a good sized garden shed and rear access.

With its combination of Victorian character, beautiful presentation and superb central location, this is a wonderful opportunity for buyers looking for a stylish period home within easy walking distance of Wallingford's shops, restaurants, cafés, the Kinecroft and riverside walks.



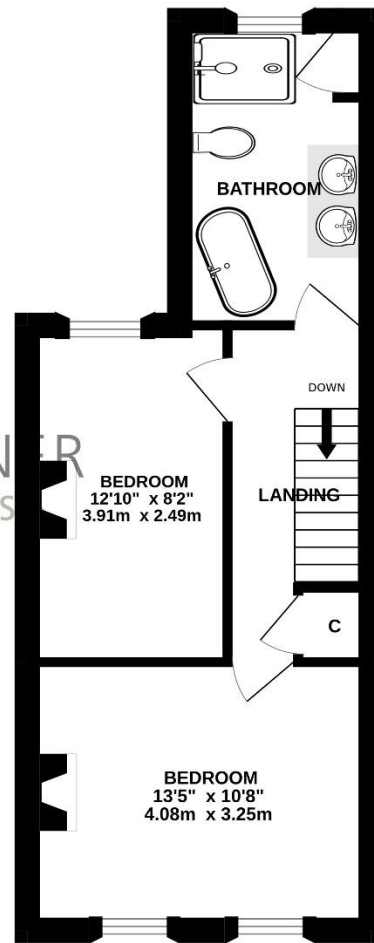
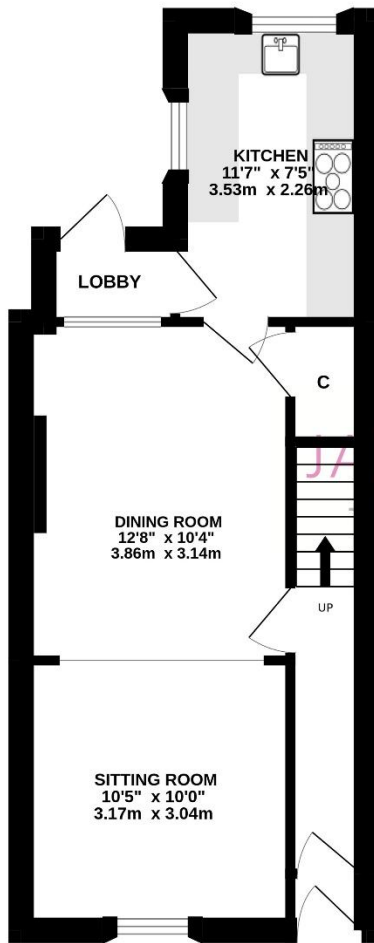
Situated within 300 metres to the centre of the town offering a superb Waitrose store, and a variety of shops, restaurants, and pubs together with a monthly Farmer's market, a cinema and theatre. Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford.

Wallingford secondary School is just 500 metres away and St Johns Primary is just 300 metres.

GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 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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James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

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