



# Wallingford

*Fraser Gardens, Wallingford, OX10 9BL*



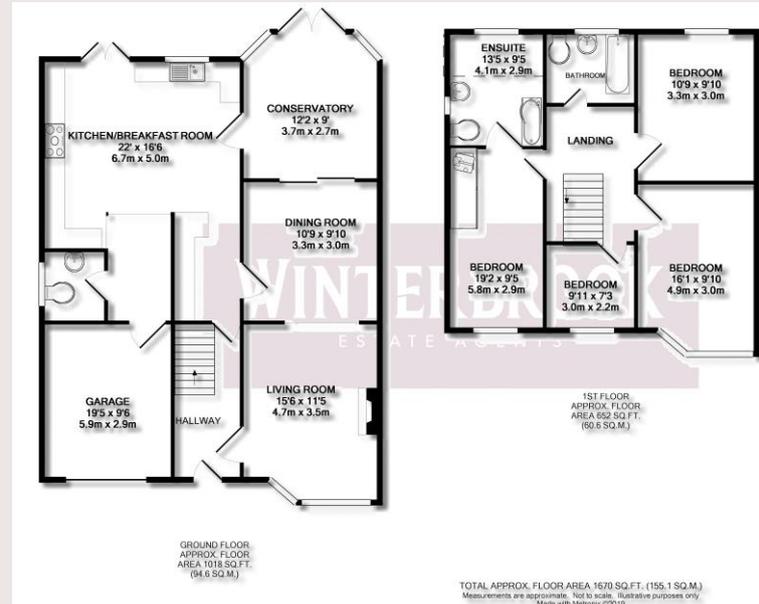
**WINTERBROOK**  
PROPERTY AGENTS

# 7 Fraser Gardens Wallingford, Oxfordshire, OX10 9BL

Cholsey Station c. 2.9 miles, London Paddington c. 50 minutes Train, Reading c.20 minutes Train/Bus, Oxford c.20 minutes train/bus  
 Didcot Station c. 6.1 miles, London Paddington c. 45 minutes Train, Reading 25 minutes Train, Oxford c. 15 minutes.

## DESCRIPTION

Rarely available this four bedroom property has a large southerly facing plot and is situated in a cul de sac off Brookmead Drive in Wallingford. Potentially suiting a family, with one of the largest plots in the immediate area there is the added benefit of a heated swimming pool. Accommodation includes a living room with wooden flooring a large bay window to the front and a Clearview wood burner, dining room, conservatory, 22 ft kitchen/breakfast room with built in eye and low level units and ample worktops and a small breakfast bar area, tiled flooring throughout and access to the 19 ft garage, downstairs cloakroom, French doors to the rear garden. On the first floor, four bedrooms, a large master bedroom with a spacious modern en suite bathroom with wooden flooring. Additionally there is a family bathroom, two further double bedrooms and a single room. The property has double glazed windows and gas central heating to radiators. The property is also fitted with Solar Panels which guarantee a quarterly income into a feed in tariff (these were fitted after the EPC rating). A new gas boiler was fitted in 2011. There are no onward chain complications with this purchase.

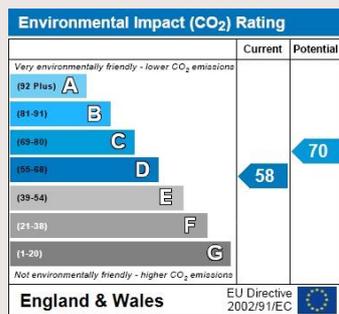
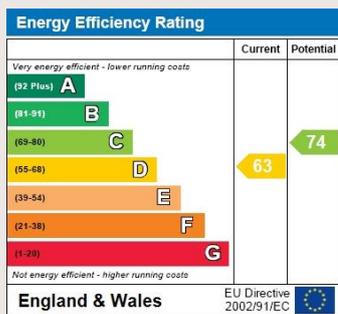


## OUTSIDE

The main feature of this property must be its location and plot. These properties in the cul de sac locations rarely become available and this property has one of the largest plots on the estate. The front garden has a large block paved area with a low brick retaining wall to the front and there is ample parking in the cul de sac and access to the garage. The rear garden has a lovely southerly aspect and a large patio area leading to the heated pool with a pool room for the mechanics. The pool has paved surrounding and a long brick wall to the left hand side with an established vine stretching across. The garden also has a large lawned area with borders established plants and large shrubs. The rest of the garden has close lapped fencing and enjoys a great deal of privacy

## LOCATION

The property is on the popular Brookmead estate a short walk to the town. Wallingford is a small but bustling market town situated in South Oxfordshire. It has retained much of its historic architecture yet has good amenities for everyday needs. Within the town there is a regular market and farmers market, a Waitrose and Lidl supermarket and a host of small independent shops as well as banks, public houses, plenty of places to eat



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