

WE VALUE



YOUR HOME



High Street, Wallingford  
Offers Over £1,000,000



Fairford House is a well presented detached family home offering a wealth of space, character, and comfort. Perfectly positioned just a stone's throw from Wallingford's town centre, local parks, and well-regarded schools, this property is ideally suited to modern family life—and is available with no onward chain.

Inside, the home boasts well proportioned four double bedrooms, including two with en-suites, as well as a stylish family bathroom. The ground floor provides exceptional flexibility, featuring four reception rooms, a separate utility room and cloakroom, adding to the practicality of the space.

The enclosed rear garden offers a private retreat, while the garage and off-street parking for two vehicles provide convenience for busy households. With planning permission already granted for a significant extension, Fairford House also offers exciting scope to further enhance this already impressive home.

If you're looking for a forever home where memories can be made for generations, Fairford House could be the perfect find.

**What The Owner Says...**  
"The location has been brilliant and the town is a very active community."





- DETACHED FOUR-BEDROOM FAMILY HOME
- PLANNING PERMISSION GRANTED FOR SUBSTANTIAL EXTENSION (contact us for further details/plans)
- WELL-PRESENTED WITH GENEROUSLY ROOM SIZES
- NO ONWARD CHAIN
- FOUR VERSATILE RECEPTION ROOMS
- PRIVATE & ENCLOSED REAR GARDEN
- TWO EN-SUITES PLUS A FAMILY BATHROOM
- IDEALLY LOCATED NEAR PARKS, SCHOOLS, AND TOWN CENTRE AMENITIES
- SEPARATE UTILITY ROOM & CLOAKROOM
- GARAGE & OFF-STREET PARKING FOR TWO VEHICLES

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)   | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |

Energy Efficiency Graph

## Floor Plan

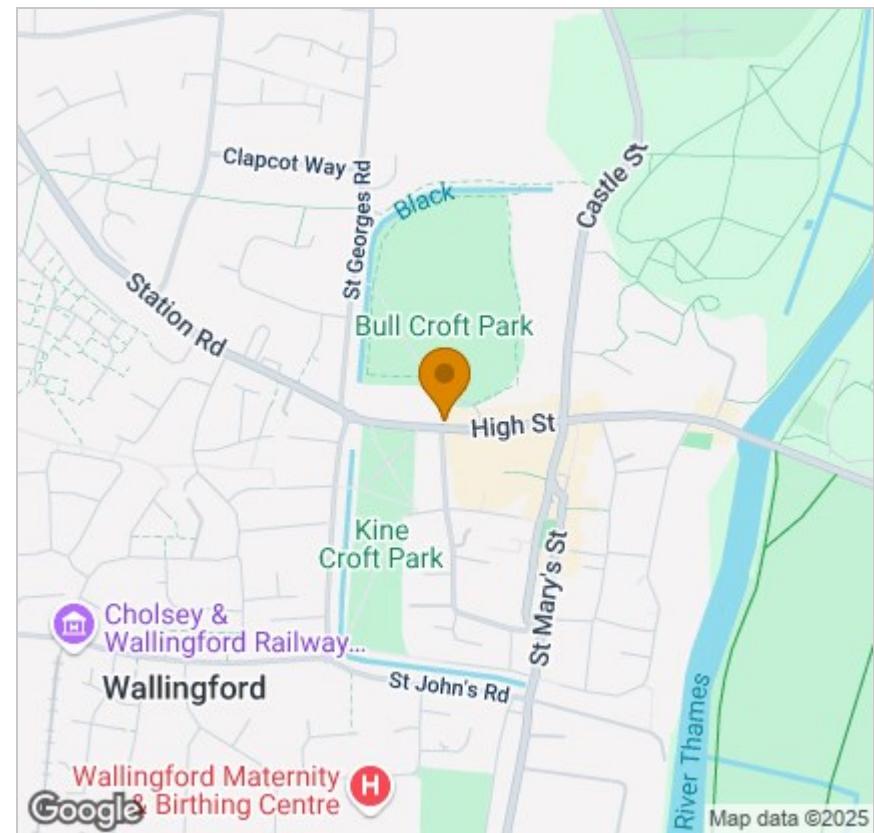


Total Approx. Floor Area 1318 Sq.Ft. (122.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL

Tel: 01491 839999 opt.1 Email: [sales@inhouseestateagents.co.uk](mailto:sales@inhouseestateagents.co.uk) [www.inhouseestateagents.co.uk](http://www.inhouseestateagents.co.uk)