

WE VALUE



YOUR HOME



Wood Street, Wallingford
£500,000



Set in a prime town centre position in Wallingford, this beautifully presented home seamlessly blends character with contemporary living. Believed to date back to the 1600s, rich in period charm, while a thoughtful renovation and extensions have enhanced the property.

The ground floor opens into a stunning open-plan kitchen/living space, designed for both everyday living and entertaining. Featuring an island bar and high-quality integrated appliances, this space is both stylish and practical. An archway leads through to a separate dining room, where bi-fold doors invite the outside in, opening onto a beautifully maintained west-facing rear garden, perfect for enjoying afternoon and evening sun. Additional ground floor benefits include a useful utility room and a separate cloakroom, adding convenience to the layout.

Upstairs, the property offers two generous double bedrooms, both complete with fitted wardrobes, alongside a versatile third bedroom that could equally serve as a study or home office. A stylish, modern family bathroom completes the first floor.

Further enhancing this unique home is a private cellar (2.33m X 2.13m), accessed via the kitchen/dining area and fitted with power & lighting.

A rare opportunity to acquire a characterful yet contemporary home in the heart of Wallingford, perfectly suited for modern living.





- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIME WALLINGFORD TOWN CENTRE LOCATION
- SPACIOUS OPEN-PLAN KITCHEN/LIVING ROOM WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- STYLISH MODERN FAMILY BATHROOM
- DINING ROOM WITH BI-FOLD DOORS OPENING ONTO GARDEN
- WEST-FACING, ENCLOSED REAR GARDEN
- VERSATILE BEDROOM THREE/STUDY
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- CELLAR EQUIPPED WITH POWER & LIGHTING (2.33m X 2.13m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92 plus A		92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

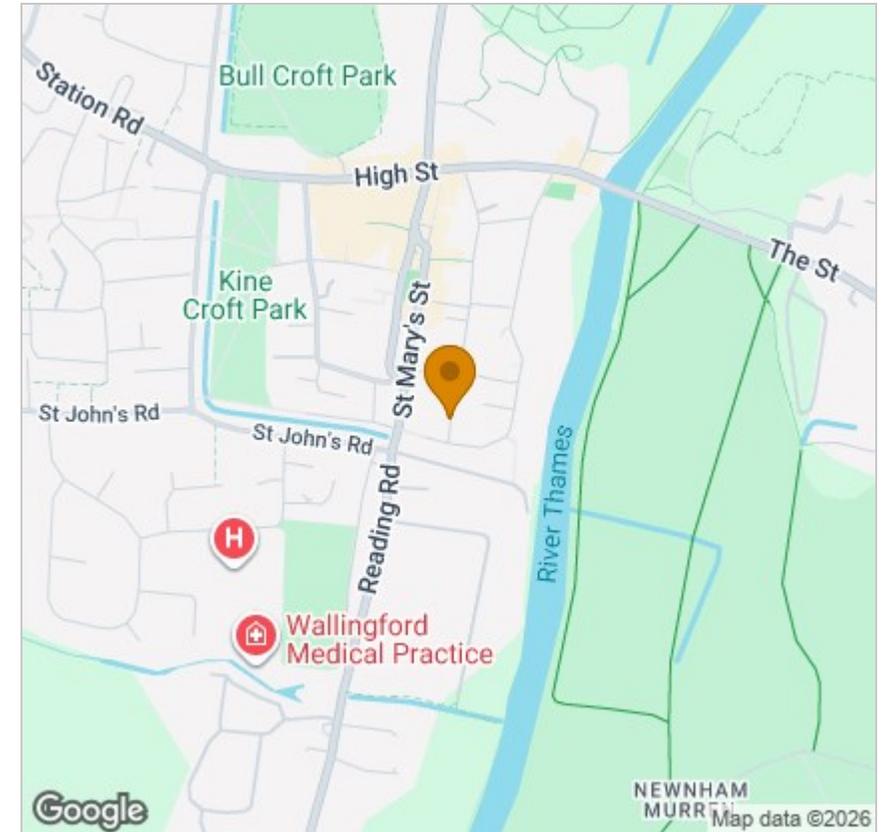
England & Wales EU Directive 2002/91/EC

Energy Efficiency Graph

Floor Plan



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.

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