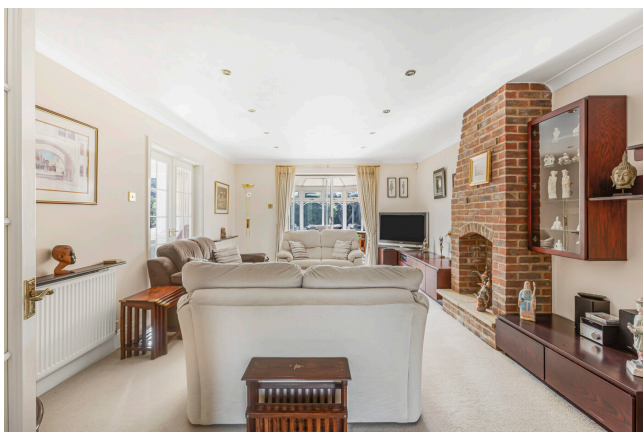




Enshallah, Brookfield Close, Wallingford OX10 9EQ



## Enshallah, Brookfield Close, Wallingford

A rare opportunity to acquire a substantial single storey residence built to a high specification in 1999 and set in this quiet residential road just 0.8 of a mile from the town centre.

On the market for the first time in 25 years the superb accommodation extends to almost 2000 sq.ft. it features an extensive gated driveway leading to a detached double garage and a secluded and well established rear garden – the whole plot extends to a 1/3 of an acre. There are a possible 4 double bedrooms, 2 bathrooms and 3 reception rooms with a kitchen/breakfast room and adjacent utility room.

In addition to being within walking distance of Wallingford's amenities the A4074 is 1.1 miles away with access to Oxford and Reading and Didcot Parkway train station is 7.2 miles.

## Tenure - Freehold

Entrance Porch: Front door flanked by windows to:  
Reception Hall: Three radiators, airing cupboard.

Study: Side window, radiator, two feature arches to:

Dining Room: Double glazed window to the rear, radiator, French doors to:

Sitting Room: It has a central feature brick fireplace with chimney breast and stone hearth, two radiators and sliding doors to:

Conservatory: Double glazed and set on a brick plinth, wood style floor, French Doors to the garden.

Kitchen/Breakfast Room: Double aspect with windows to front and side, attractive range of storage units with worktops, sink unit and an island breakfast bar. Integrated gas hob, extractor hood and electric oven, fridge/freezer and dishwasher. Tiled floor, radiator, pelmet and down lighters.





Utility Room: Door to the side, stainless steel sink, cupboards and worktop, space for washing machine and tumbler drier, radiator and gas boiler.

Bedroom 1: Attractive view of the garden, built in furniture including wardrobes, drawer units and bedside tables, radiator.

Ensuite Bathroom: Fitted with a white 3-piece suite, part tiled walls, window and downlighters.

Bedroom 2: Front aspect, radiator, built in furniture including wardrobes, bedside cabinets and over bed cupboards.

Bedroom 3: Fitted out with office furniture, window to the rear, radiator, wardrobe and downlighters.

Bedroom 4: Window overlooking the front garden, radiator and wardrobe.

Bathroom: Re-fitted with a white 4-piece suite including bath and separate tiled shower cubicle, part tiled walls and tiled floor, window, downlighters and radiator.

#### Outside

To the Front: A 5-bar gate leads to a large gravel driveway with turning area bordered by an extensive lawn and specimen shrubs and trees with ranch style fencing and a paved path to the front door.

Double Garage: 17'1 x 16'8 Electric roller door, power and window, door to the garden.

Rear Garden: A lovely feature offering total privacy: there are two paved terraces with connecting pathway beyond which is a large lawn attractively interspersed with established shrubs. Timber fencing and hedging, corner circular terrace with trellis and side gates to the front.



Directions: Turn right from our offices into St Martins Street, follow this into St Mary's Street through St Leonard's Square and out onto the Reading Road, this runs through Winterbrook, take the last right into Wallingford Road, and then first right into Brookfield Close, the property is on the left.

**Approximate Gross Internal Area 2168 sq ft - 201 sq m**

Ground Floor Area 1969 sq ft – 183 sq m

Garage Area 199 sq ft – 18 sq m



**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Although Pink Plan Ltd ensures approximate and no responsibility purposes only as defined by RICS property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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