



44 Portcullis Drive, Wallingford OX10 9LY



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Occupying arguably the best location on this sought after Winterbrook development, a superb double fronted home built in an elegant Georgian style with a walled 100' wide secluded garden and delightful aspect over the adjacent area of parkland/young orchard.

The modified accommodation includes four bedrooms and three bathrooms, a utility along with a double aspect sitting room, study and a triple aspect 19' kitchen/dining room.

In addition to its secluded garden split into a formal lawned area and fenced vegetable/utility area: there is also a well planted fenced front garden, tandem length driveway leading to a detached garage.

This quiet setting is just half a mile from the town centre and its shops and restaurants.



Tenure - Freehold

Accommodation

Reception Hall: Wood style floor, cloaks cupboard, radiator, window to the front. Stairs to Landing with cupboard under.

Cloakroom: White 2-piece suite, tiled floor, radiator, downlights and window.

Sitting Room: A superb double aspect room with French doors opening onto the garden, wood style floor and two radiators.

Kitchen/Dining Room: A stunning triple aspect room including a bay with low sills and plantation shutters overlooking the meadow and French doors leading out onto the garden (plantation shutters). There is a tiled floor, range of storage units, Corian and solid walnut worktops and sink unit: Induction hob, extractor hood, NEFF double electric oven/microwave, dishwasher and space for Fridge/Freezer, downlights, and radiators





Study: (The owners utilise this as a ground floor bedroom) The room features a double aspect with windows to the front and side, radiator. Stairs to Galleried Landing: Double glazed window to the rear, radiator, loft hatch, airing cupboard.

Bedroom 1: Two windows to the front, two double wardrobes, radiator.

Ensuite Shower Room: White 3-piece suite, wide shower cubicle, tiled floor, chrome radiator, downlights.

Bedroom 2: French doors opening onto a Juliette balcony, radiator.

Ensuite Shower Room: White 3-piece suite, wide shower cubicle, tiled floor, double glazed window, downlights, radiator.

Bedroom 3: Front and side aspect, radiator.

Bedroom 4: (Currently used as a study) Rear aspect, radiator, range of fitted cupboards and shelves.

Bathroom: White 3-piece suite, wood style floor with electric underfloor heating, electric towel rail, window, downlighters.

Utility Room: Radiator, space for washing machine, and tumble drier, tiled floor, downlights.

Outside

To the Front: Pathway to the door flanked by a wealth of plants and shrubs. A driveway leads to:

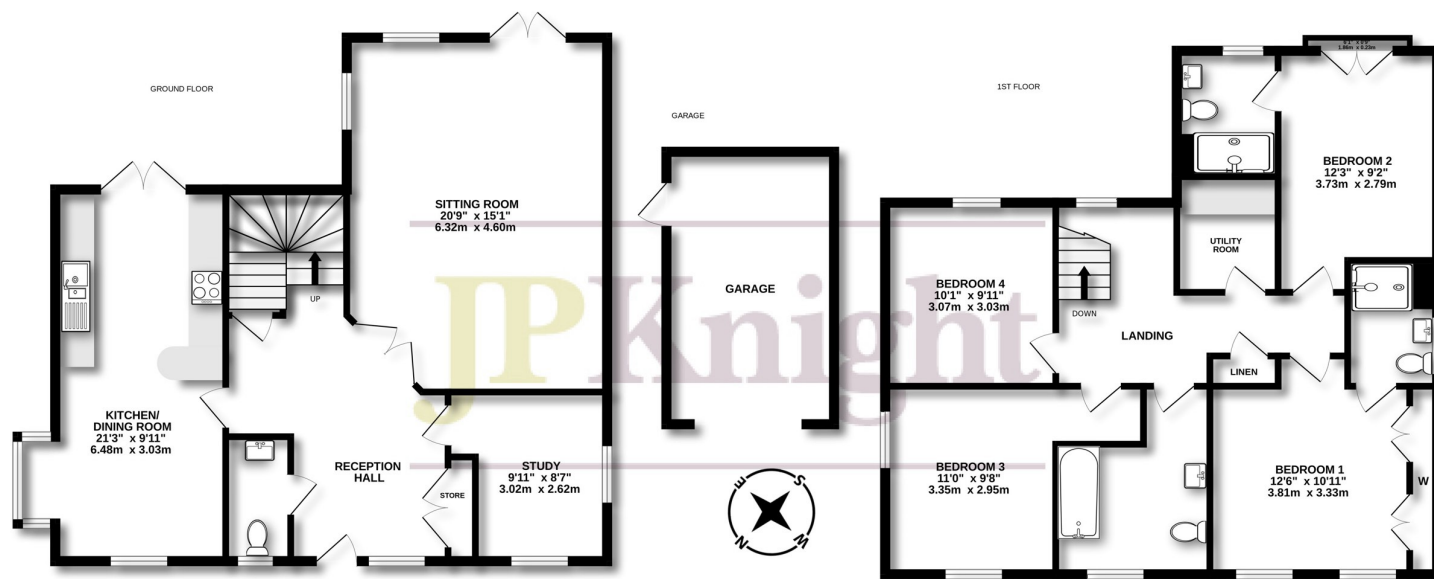
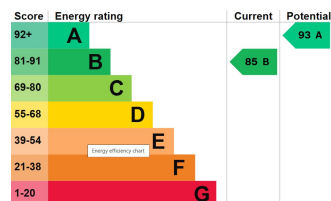
Garage: Electric up/over door and door to garden, power.

Garden: Full width Indian sandstone terrace with retaining wall, lawn, flower and shrub borders, brick walls to rear and side. Paved terrace and pergola in corner picket fence and gate to:

Vegetable Garden/Utility Area: Gravelled with raised vegetable and fruit beds, aluminium greenhouse, garden shed and gate to the drive.



Directions: From our offices head south on St Martin's Street through the Market Place onto St Mary's Street. Follow through St Leonards Square and out on the Reading Road. Turn right into Portcullis Drive, take the first left and the property can be found on the left.



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.

TOTAL FLOOR AREA : 1700sq.ft. (157.9 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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