



Barley Close, Wallingford OX10 9BX



## Barley Close, Wallingford

A spacious family home set at the head of a small cul-de-sac with parking to the front and a private south facing 60' rear garden.

The property comprises 4 bedrooms and a bathroom to the 1<sup>st</sup> floor, it also has a sitting room, family room/bedroom 5 with an en suite shower room, utility and a fabulous 20' kitchen/breakfast room.

This quiet setting is on the southwest of the town and less than a mile from the centre with its shops and restaurants.



## Tenure - Freehold

### Accommodation

The property is double glazed with gas central heating to radiators.

Entrance Hall: Stairs to landing with a cupboard under, radiator.

Sitting Room: 13'5 x 11'11 Picture window to front, radiator.

Kitchen/Breakfast Room: 19'9 x 9'10 Two windows to rear, it is fitted with an attractive range of storage units, worktops and stainless steel sink. Electric ceramic hob, extractor hood, electric oven, fridge, and freezer. Wood style floor, larder cupboard, radiator, down lighters.

Utility Room: 9'3 x 4'6 Cupboards, worktop, sink and appliance spaces. Pressurised hot water tank and gas boiler. Door and window to garden.





Study/Bedroom 5: 11'2 x 8'11 Windows to front and side, radiator and downlighters.  
Shower Room: 9' x 4' Fitted with a white 3-piece suite, chrome radiator, window and down lighters.

Stairs to Landing.

Bedroom 1: 15'11 x 9'2 Double aspect with windows to front and rear, two radiators.

Bedroom 2: 13'6 x 11'11 Featuring a front aspect, radiator.

Bedroom 3: 11'11 x 9'11 Window to rear, radiator.

Bedroom 4: 9'4 x 7'5 Window to front, radiator and an over-stair cupboard.

Bathroom: It has a white 3-piece suite including shower unit and screen above the bath. Chrome radiator, windows to rear and side, loft access.

Outside

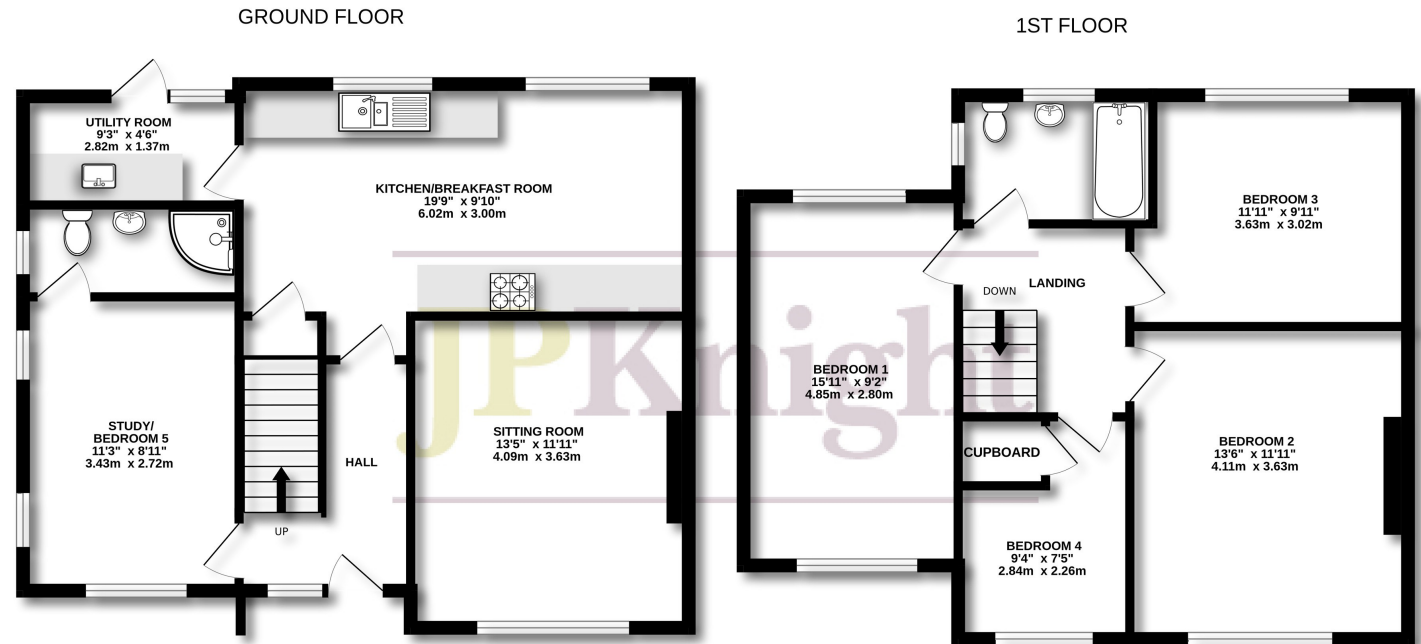
To the Front: There is an area of lawn with a concrete driveway and a path to front door.

Rear Garden: A superb feature the garden enjoys an excellent degree of privacy, faces south and extends to 60 feet in length. It has a patio leading to an area of lawn which runs the length of the garden with flower border and enclosed by timber fencing with a side gate to the front.



Directions: Turn left from our offices into St Martin's Street, through the square into St Mary's St, past St Leonard's Square then next right into St Johns Road, follow this across the mini roundabout and take the 2nd left into Sovereign Place. Turn first left into Windsor Drive and then at the T-junction turn right into Barley Close the property will be found straight ahead.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1270sq.ft. (118.0 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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