



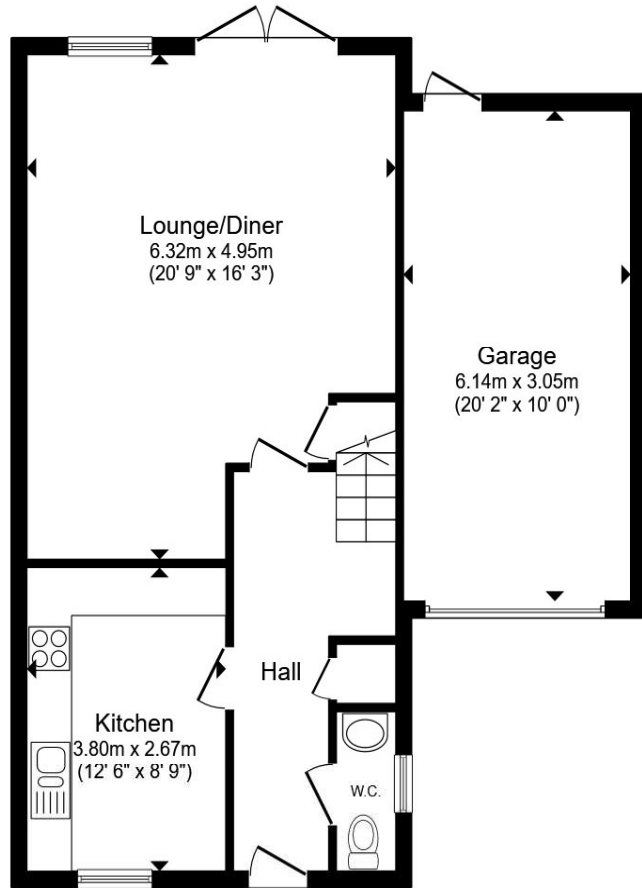
**Portcullis Drive, Wallingford, OX10 9LY**

**welcome to**

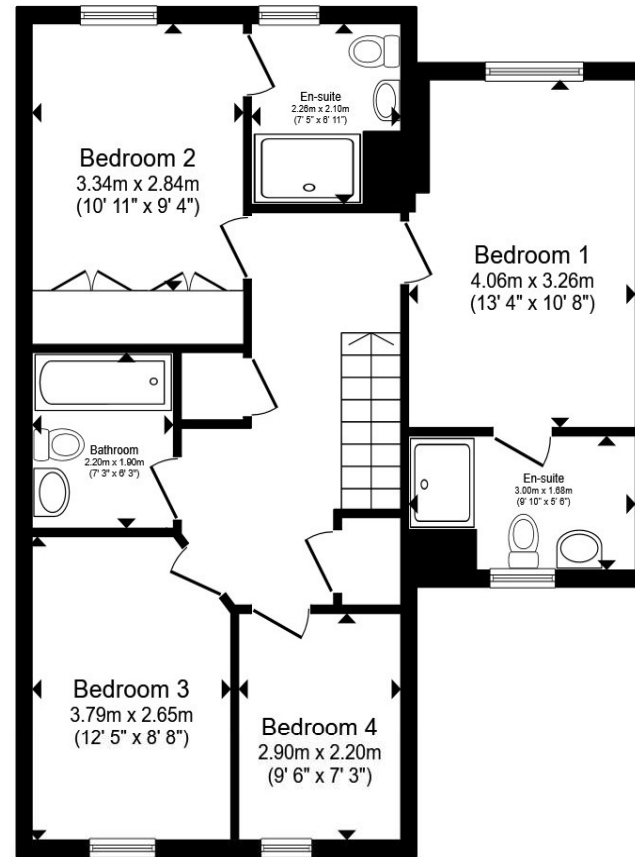
## **Portcullis Drive, Wallingford**

Nestled within a sought-after modern development in the desirable Winterbrook area of Wallingford, this impressive four-bedroom semi-detached family home combines neo-Georgian charm with contemporary comfort. Step through the graceful stone entrance into a welcoming hallway, where you'll find a convenient cloakroom and a modern, well-appointed kitchen/breakfast room, complete with integrated appliances. The spacious, light-filled open-plan living and dining area extends over 20ft and features direct access to the garden, making it ideal for family life and entertaining alike. The ground floor also offers ample storage with a generous cupboard set beneath the stairs. Upstairs, the layout is equally impressive, with a master bedroom benefiting from built-in wardrobes and a contemporary en-suite shower room, a guest bedroom also with its own en-suite, plus two further double bedrooms and a stylish family bathroom. The thoughtfully landscaped, fully enclosed rear garden faces south to maximise sunlight, offering an excellent degree of privacy-perfect for relaxing, gardening, or family activities. There's also direct access to a personal garage, alongside a driveway providing off-street parking for two vehicles.





**Ground Floor**



**First Floor**

Total floor area 139.8 m<sup>2</sup> (1,505 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Porch**

**Entrance Hall**

**Cloakroom**

**Kitchen/Breakfast Room**

12' 5" x 8' 9" ( 3.78m x 2.67m )

**Living/Dining Room**

16' 2" x 20' 8" narrowing to 14' 9" ( 4.93m x 6.30m narrowing to 4.50m )

**Landing**

**Master Bedroom**

13' 5" x 10' 9" ( 4.09m x 3.28m )

**En-Suite Shower Room**

**Guest Bedroom**

11' x 9' 5" ( 3.35m x 2.87m )

**En-Suite Shower Room**

**Bedroom 3**

8' 8" x 12' 8" narrowing to 10' 8" ( 2.64m x 3.86m narrowing to 3.25m )

**Bedroom**

9' 6" x 7' 2" ( 2.90m x 2.18m )

**Family Bathroom**

**Garage And Driveway**

**Large Southerly Facing Garden**

welcome to

## Portcullis Drive, Wallingford

- Neo Georgian Style Family Home
- Four Bedrooms - Three Bathrooms
- Popular Winterbrook Development
- Large Southerly Facing Rear Garden
- Open Plan Living/Dining Room

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

The property presents further opportunity for enlargement, subject to planning. Situated just half a mile south of Wallingford town centre, this delightful home is conveniently placed for local shops, amenities, schooling and regular bus routes. Cholsey train station is only 2.4 miles away, making London and Oxford readily accessible for commuters.

\*Virtual Staging Disclaimer - Furniture and Decor have been added digitally to illustrate the potential use of the space.

**£665,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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