

Avening
51 Wantage Road, Wallingford
Oxfordshire, OX10 0LS

JAMESGESNER
- ESTATE AGENTS -



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Wallingford
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OIEO £1,100,000 FREEHOLD

A beautiful Edwardian family home dating from 1908, offering generous accommodation, off-street parking, west-facing gardens approaching a quarter of an acre and a self-contained studio, on one of Wallingford's most sought-after roads.

Since purchasing the property in 2018, the current owners have undertaken a comprehensive programme of renovation and extension, transforming the house for modern family life with contemporary design and integrated smart-home technology. The ground floor begins with a welcoming entrance hall, leading to a selection of reception rooms, including a sitting room with an open fireplace, a further reception room ideal as a home office or family room and a cosy snug with a wood-burning stove. A cloakroom and particularly well-equipped utility room and pantry, fitted with a butler sink, extensive shelving and a ceiling-mounted drying rack beneath a Velux roof window, complete the accommodation.

The heart of the home is the open-plan kitchen, dining and family room, extending across the full width of the rear elevation. Centred around a large island, the kitchen features quartz worktops, a Rangemaster induction range cooker and Miele appliances, including two integrated dishwashers and a warming drawer, well suited to those who enjoy cooking and entertaining. Equally well suited to dining and relaxing, the room benefits from underfloor heating, air conditioning and electronically operated roof windows. A concealed projector screen, integrated into the ceiling and operated via the home's smart system, transforms the space into a home cinema.

Occupying almost the entire garden-facing side of the room, triple-glazed bi-fold doors flood the interior with natural light and can be fully retracted, opening directly onto the terrace and gardens beyond. The first floor has been reconfigured to prioritise space, comfort and modern living, creating three generous double bedroom suites, each with its own en-suite bathroom.

The principal suite is a particular highlight of the house. Air conditioning has been installed in the bedroom while the adjoining bathroom has been designed on a scale rarely found in a home of this age. Centred around an oversized Jacuzzi bath designed for two, the space also features a substantial walk-in shower, twin wash basins, wardrobes extending the length of the room and a wall-mounted television positioned for viewing from the bath, creating an indulgent space dedicated to relaxation. A loft room spanning the full length of the house provides extensive storage space.

Throughout the property there is an extensive smart-home system incorporating intelligent heating controls, automated blinds and curtains, electronically operated roof windows, integrated entertainment, CCTV and solar panels.

Off-street parking is available both to the front of the property, where there is also an electric vehicle charging point, and to the rear via a newly resurfaced private road.

The west-facing gardens enjoy sunshine long into the evening during the summer months and are considerably larger than first impressions suggest. The quarter-acre plot unfolds into a series of distinct and versatile spaces. A covered outdoor entertaining area has been designed for year-round enjoyment and features lighting, power, a log-burning fire, a log store and an additional enclosed storage room.

A stone terrace and herb garden open onto a lawned garden bordered by fruit, palm, olive and fig trees. Beyond, a pretty pergola leads to a kitchen garden with raised beds and a garden store, separated by grapevines. A charming willow arch frames a winding paved pathway through the garden to the studio and the rear of the plot.

The studio provides fully self-contained accommodation separate from the main house. Beneath a vaulted ceiling, the open-plan living area benefits from large Velux roof windows that create a wonderfully light and airy interior.

Air conditioning and a wood-burning stove make the space useable throughout the year while a fitted kitchen, shower room, private terrace and log store make it suitable for a variety of uses as guest accommodation, a home office, creative workspace or independent space for older children.

Beyond the studio is a further outbuilding for storage with power and water connected leading to the rear vehicular access to the property. An automated irrigation system serves much of the garden, helping to maintain the grounds through the seasons.

One of South Oxfordshire's most attractive Thames-side market towns, Wallingford offers a vibrant mix of independent shops, cafés, pubs, restaurants and day-to-day amenities, together with a strong sense of community.

Highly regarded schools, extensive leisure facilities, beautiful riverside walks and easy access to the surrounding countryside further enhance its appeal for families and professionals alike, with convenient connections to Oxford, Reading and London.

External Photography Disclaimer: Certain external photographs have been digitally enhanced for marketing purposes, including adjustments to skies, lighting and landscaping. Images may not accurately represent the property's current appearance or condition. Prospective purchasers should verify these details upon inspection.



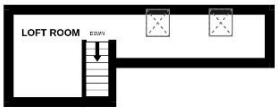


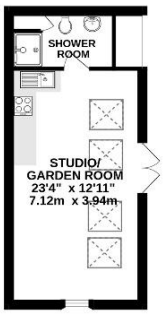




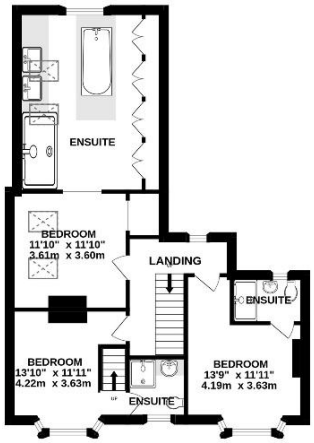


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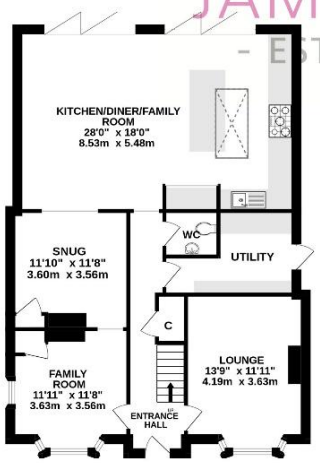


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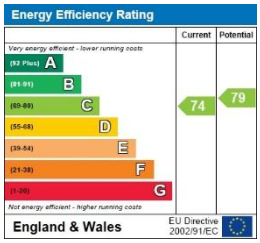


GROUND FLOOR

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51 WANTAGE ROAD

TOTAL FLOOR AREA : 2554 sq.ft. (237.3 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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