

WE VALUE



YOUR HOME



THE WISTERIA, WALLINGFORD

Offers Over £800,000





Welcome to 'The Wisteria'... These executive detached four-bedroom properties are available from 2023 and boast a wealth of high end features and stylish interiors. Located just a short stroll from Wallingford town and surrounded by over 18 acres of green open space, The Wisteria features an open plan kitchen/diner/family room, a cosy lounge complete with log burner and four double bedrooms with two en-suites and a family bathroom. To the outside space, the enclosed rear garden provides a relaxing setting to enjoy and with both garage and off-street parking, these stunning properties are houses you'd be proud to call home. Call In House for more information and to register your interest.



Computer generated images are indicative and are intended for illustrative purposes only. The photography is an example of Showhomes and may not represent this particular house type.



Computer generated images are indicative and are intended for illustrative purposes only. The photography is an example of Showhomes and may not represent this particular house type.



Computer generated images are indicative and are intended for illustrative purposes only. The photography is an example of Showhomes and may not represent this particular house type.





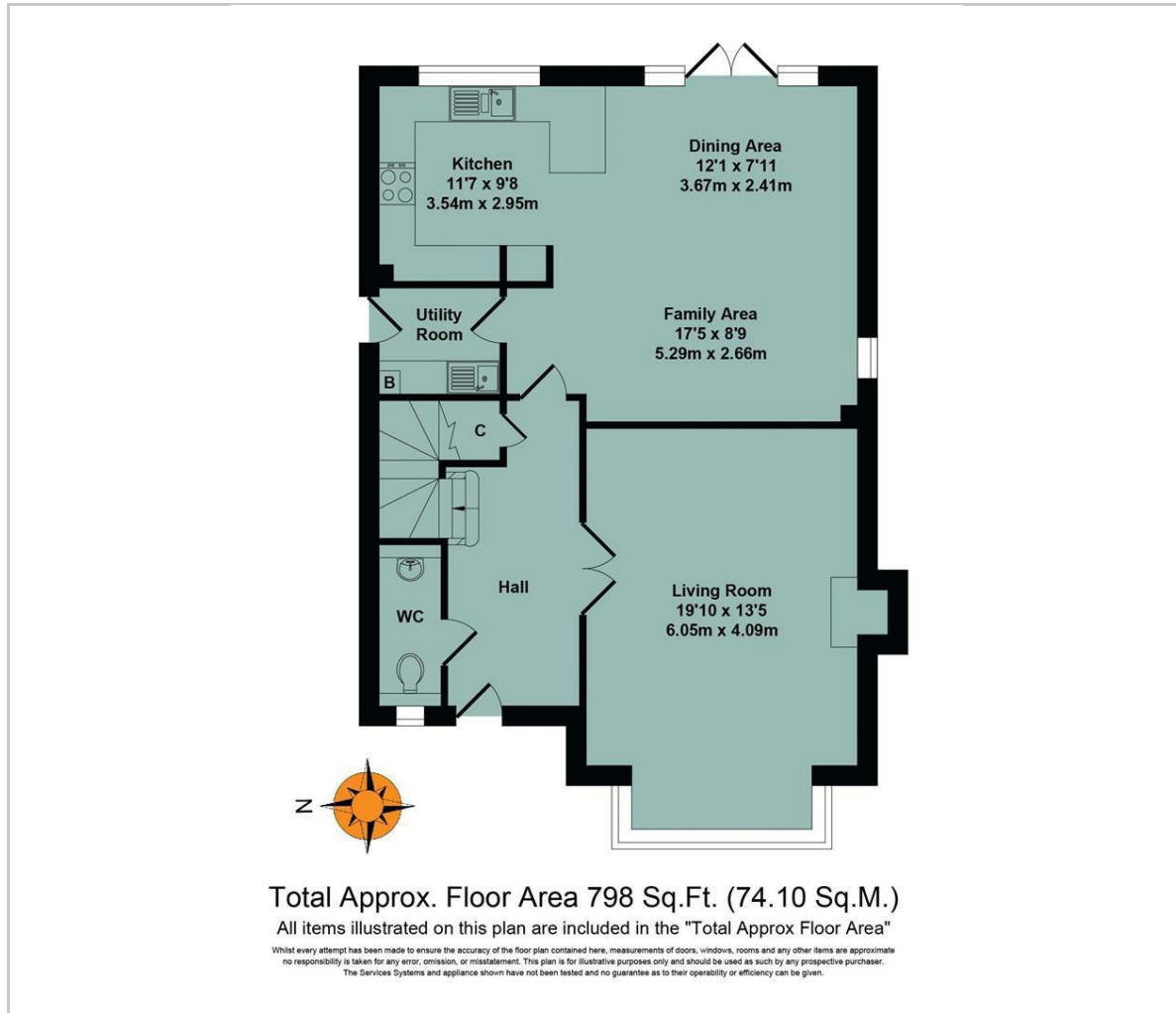
- EXECUTIVE NEW BUILD FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- SPACIOUS LOUNGE
- OFF-STREET PARKING & GARAGE
- CLOAKROOM & UTILITY ROOM
- AVAILABLE FROM Q2 2023



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92 plus <b>A</b>			92 plus <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL  
Tel: 01491 839999 opt.1 Email: [sales@inhouseestateagents.co.uk](mailto:sales@inhouseestateagents.co.uk) [www.inhouseestateagents.co.uk](http://www.inhouseestateagents.co.uk)