



Plough Close, Shillingford OX10 7EX



## Plough Close, Shillingford

A light and airy detached single storey property sitting in a 1/5 acre plot with a mature landscaped rear garden and private approach with driveway parking for four cars leading to a garage.

Accommodation comprises a spacious 19'5 living room with log stove and contemporary kitchen/dining room with doors to the garden. There are four good sized bedrooms, a family bathroom and cloakroom.

Ideally located in this quiet cul-de-sac within walking distance of Warborough village green, public house and shop, just 2 miles to the centre of Wallingford and easy access to Oxford and Reading.



## Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

### Accommodation

Entrance Porch: Exposed painted stone wall, glazed sidelights, storage cupboard, double doors to:

Entrance Hall: Wood style floor, utility cupboard with space for washing machine and tumble dryer, radiator. Living Room: 19'5 x 14'6 Large bay window to front, log stove with slate hearth, wood style floor, radiator.

Kitchen/Dining Room: 19'5 x 11'3 Sliding doors, window and door to garden, range of storage units and worktop, stainless steel sink unit, single oven with electric hob, space for dishwasher and fridge freezer, downlighters, tiled and wood style floor.

Cloakroom: White two-piece suite, tiled floor, downlighters.





### Outside

Bedroom 1: 11'11 x 11'2 Window to rear, fitted wardrobe, radiator.

Bedroom 2: 12'7 x 9' Two windows to front, fitted wardrobe, radiator.

Bedroom 3: 11'3 x 7'6 Window to rear, radiator.

Bedroom 4: 9'3 x 8'11 Window to front, fitted wardrobe, radiator.

Bathroom: Window to rear, white three-piece suite including basin vanity unit and bath with shower above, tiled floor, chrome radiator.

The secluded rear garden is a fabulous feature with a large full width paved terrace with raised brick flowerbeds and pergola and vine covered seating area. It leads to a large established lawn flanked with deep filled well stocked borders interspersed with trees and shrubs. There is a storage shed and summerhouse (which has light and power), timber fence boundary and gated access to the front.

The front is approached via a long driveway with parking for four cars leading to a garage (up and over door, light and power) with a mature hedge boundary creating a great deal of privacy.



Directions

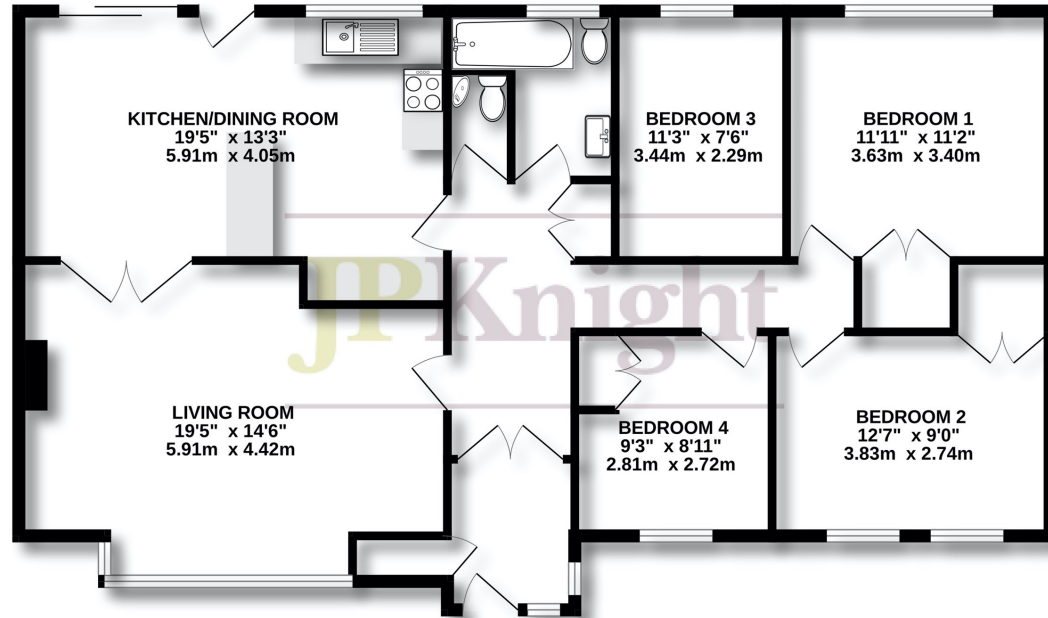
From our office turn right and proceed over the traffic lights onto Castle Street and continue over Shillingford Bridge to the mini roundabout. Continue straight over onto New Road and take the second left onto Caldicot Close where the property can be found on the right-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**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.



1222 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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