



Plough Close, Shillingford OX10 7EX



Plough Close, Shillingford

NO ONWARD CHAIN

A rare chance to acquire a well presented bungalow set in a quiet close on the edge of a hamlet, it is convenient for the A4074 with bus/car access to Oxford & Reading.

It features a 63' long drive, detached garage and a secluded westerly facing 60' rear garden.

The detached accommodation comprises 3 bedrooms, a 3-piece bathroom, 18' sitting room with log stove and a bright 18' kitchen/dining room opening to the garden.



Tenure - Freehold

Accommodation

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

Entrance Hall: There is a woodblock floor, radiator, loft access and airing cupboard.

Sitting Room: 17'11 x 13'4 A bright room with a wide picture window to the front, a log stove set on a stone hearth, woodblock floor and 2 radiators.

Kitchen/Dining Room: 17'11 x 11'9

Kitchen area: Range of storage units, worktops, stainless steel sink, electric ceramic hob, oven, further appliance spaces. Gas boiler, window and casement door to garden.

Dining Area: Woodblock floor and French doors to the garden, radiator.





Outside

Bedroom 1: 12'8 x 10' Window overlooking the garden, wardrobe and radiator.

Bedroom 2: 13'5 max. x 8'8 Front aspect and radiator,

Bedroom 3: 10' x 7' Radiator and window to the front.

Bathroom: 8'8 x 6'11 Fitted with a white 3-piece suite that includes a P-bath with shower unit and screen, hand basin and low level wc. Tiling, radiator and window.

To the Front: The property has a lawn across the front with a path to the front door with adjacent flowerbed. A 63' long drive runs to the side of the property to the:

Detached Garage: 17'11 x 9'11 Up/over door. Timber garden shed.

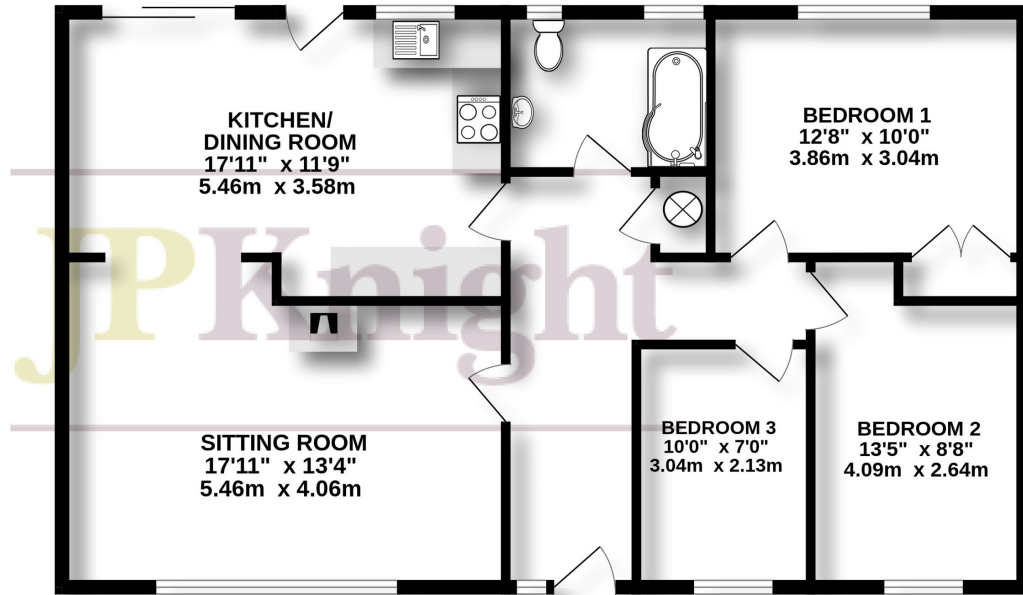
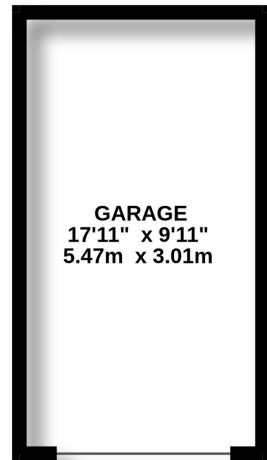
Rear Garden: A lovely feature it extends in a west, north-westerly direction and is approximately 60' in length. Mainly set to lawn there are established shrubs, a paved terrace and it is enclosed by timber fencing with a side gate to the drive.



Directions

Turn right from our offices into St Martin's Street, proceed straight through the traffic lights at the town centre into Castle Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout. Go straight across into New Road, round the left hand corner, the first left is Plough Close.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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.



TOTAL FLOOR AREA : 915sq.ft. (85.0 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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