



Orchard Close, Shillingford OX10 7HQ



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An extended, detached 4 bedroom family home in a private setting on this small and select development featuring an adjacent double garage and superb 56' rear garden that abuts open farmland. The property has 4 bedrooms and 2 bathrooms as well as 3 reception rooms, a kitchen and utility room. Screened by a mature front garden, there is a large driveway and fabulous far-reaching views to the rear.

Accommodation

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



Tenure - Freehold

Entrance Hall: Window to front, wood floor, radiator, stairs to landing with cupboard under.

Cloakroom: Fitted with a 2-piece suite, tiling, airing cupboard housing gas boiler.

Sitting Room: 19'1 x 11'

Window to front and sliding patio doors to the conservatory, there is a brick fireplace with wood mantel and tiled hearth, display shelving to the side of the chimneybreast, radiator.

Conservatory: 10'3 x 6'2

Tiled floor and French doors to garden.

Dining Room: 10'6 x 10'5

Window to front, wood floor, radiator, open way to:





Kitchen: 10'6 x 7'10

Fitted range of storage units and wood worktops, stainless steel sink, a Rangemaster cooker with extractor hood above. Window to the rear, space for dishwasher: wood floor, radiator, down lighters.

Utility Room: 7'10 x 7'9

Door and window to the garden, cupboards and worktops, stainless steel sink, appliance space, radiator.

Study: 9'5 x 8' Window to the front, bookshelves: wood style floor, down lighters.

Stairs to Landing: Loft access.

Bedroom 1: 11'10 x 10'10 Window to rear, radiator.

En Suite Shower Room: Fitted with a white suite, tiling, wood style flooring, velux window.

Bedroom 2: 11'1 x 8'6 Window to side, radiator, wardrobe.

Bedroom 3: 10'11 x 6'6 Window to front, radiator, wood style floor, wardrobe, eye-level cupboards.

Bedroom 4: 9'9 x 7'2 Window to rear, radiator.

Bathroom: White 3-piece suite, part tiled wall, wood style floor, Velux window and chrome radiator.

Outside

To the Front: A paved path leads to the front door with an area of lawn interspersed with shrubs and trees. Extensive drive leading to:

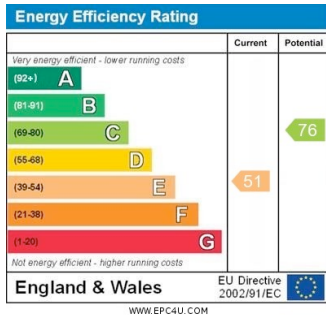
Double Garage: 17'4 x 16'10 Twin up/over doors, light and power, loft storage and door to garden.

Rear Garden: A lovely feature it extends to 56' in width and abuts open farmland with lovely views. Mainly set to lawn there is a paved terrace with a pergola. The garden has a number of small trees and shrubs and has timber fencing either side and a hedge to the rear boundary, side gate.



Directions

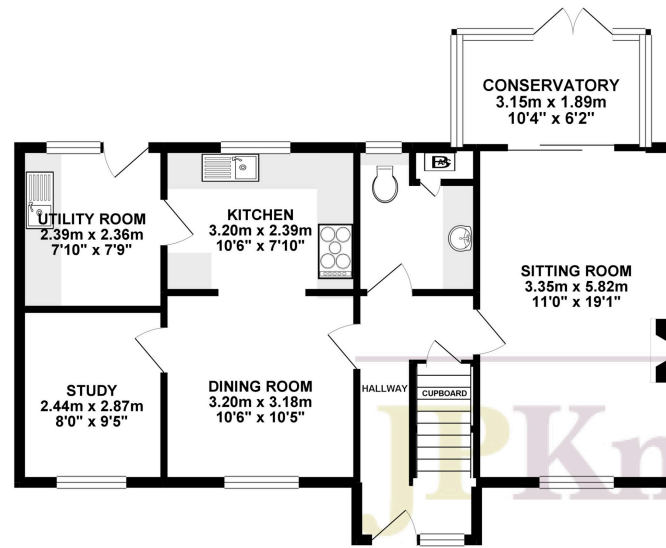
Turn right from our offices into St Martin's Street towards the traffic lights continue straight across into Church Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout. Go straight across into New Road, round the left hand corner, turn 3rd left into Warborough Road then first right into Orchard Close.



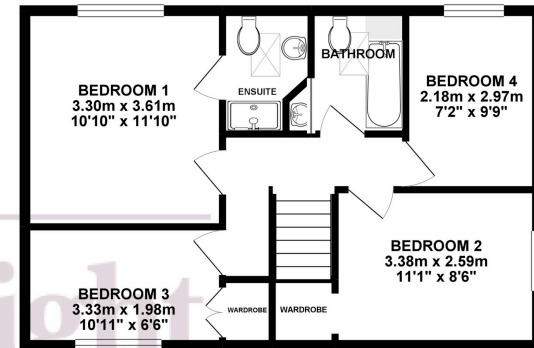
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GROUND FLOOR



1ST FLOOR



GARAGE 27.08 sq. m.
(291.49 sq. ft.)



TOTAL FLOOR AREA : 111.95 sq. m. (1205.00 sq. ft.) 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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