



Hartley Close, Shillingford OX10 7EJ



Hartley Close, Shillingford

A magnificent double fronted family home set on this exclusive development ideally placed for access to both Reading and Oxford. The property has 5 bedrooms and 3 bathrooms over the 1st and 2nd floors: the superb ground floor has a drawing room, dining room, family room and study as well as a kitchen/breakfast room with adjacent utility. There is a block paved drive to the double garage whilst to the rear a delightful and secluded southeast facing garden.

The property has gas central heating to radiators and is double glazed.



Tenure - Freehold

Entrance Hall: Two radiators, stairs to landing.
Cloakroom: White 2-piece suite, panelled dado, window.

Drawing Room: 17'4 x 13' max.
Fireplace with a pine surround, marble inset and hearth; it has a coal effect gas fire. Side aspect the room has two radiators, down lighters.

Garden/Family Room: 12'2 x 11'9
A delightful addition the room has exposed brickwork, a log stove and vaulted and beamed ceiling. There is a picture window to the rear, a sliding patio door to the terrace as well as two Velux windows and a tiled floor with under floor heating.

Dining Room: 13'9 x 11'10 Large box bay window, two radiators.

Study: 7'2 x 7'2 Rear aspect, radiator, wood style floor.

Kitchen/Breakfast Room: 21'2 x 8'3
A lovely double aspect room with French doors to the garden and a boxed bay window to the front. Cont...





It has a range of limed oak storage units with worktops, gas hob, extractor hood, double electric oven, dishwasher and space for a fridge/freezer. There is a wood floor, kick-space heater and radiator.

Utility Room: 8'4 x 5'8 Doors to garage & rear, cupboards, worktops, radiator, gas boiler, wood floor, space for washing machine and tumble drier.

Stairs to Landing: Window to front, walk-in airing cupboard.

Bedroom 1: 13' x 11'10 incl. wardrobes
Window to rear, three double wardrobes: radiator.
En Suite Shower Room: White suite including large walk in shower, tiled walls and floor, window, chrome radiator.

Bedroom 2: 20'9 x 10'3 Double aspect room, wood style floor, 2 radiators, 2 cupboards.

Bedroom 3: 13' max x 9'5 Front aspect, radiator, wardrobe.
Bathroom:
Four piece white suite including panel bath and large shower cubicle, tiling, chrome radiator, window, down lighters.
Stairs to 2-Floor Landing: Velux window to front.

Bedroom 4: 10'9 x 10'3 Velux window to front, wood style floor, eaves cupboards, radiator, scaled ceilings.
Bedroom 5: 14'10 x 10'8 (L-shaped)
Velux windows to front and side, radiator, eaves drawers and cupboards, radiator, wood style floor.
En Suite Shower Room:
White 3-piece suite, tiling, radiator, wood style floor.

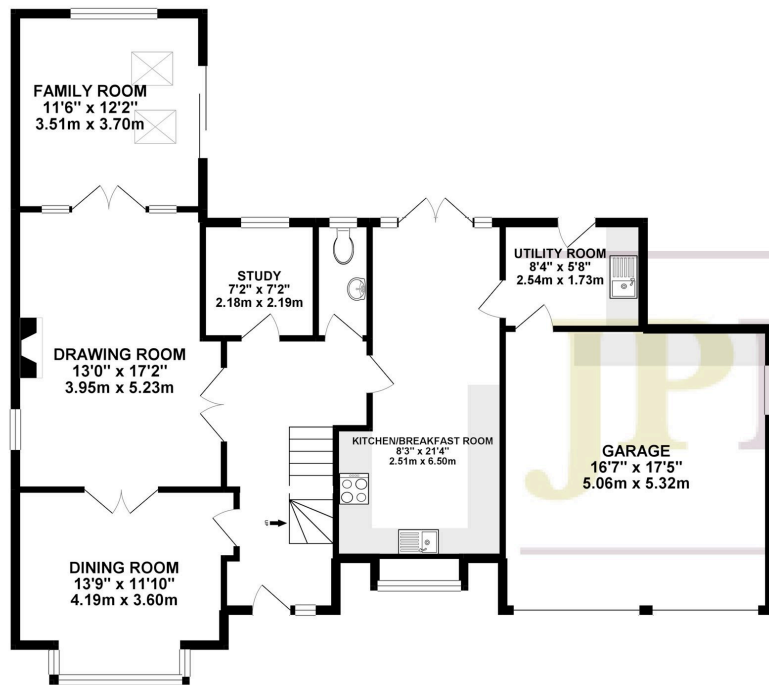
Outside
To the Front:
Block paved driveway with parking for 3 cars, path to front door bordered by lavender, the front garden has box hedging, a silver birch and is enclosed by a wall.

Double Garage: 17'5 x 16'7 Two up/over doors, light and power, door to utility, fitted cupboards.

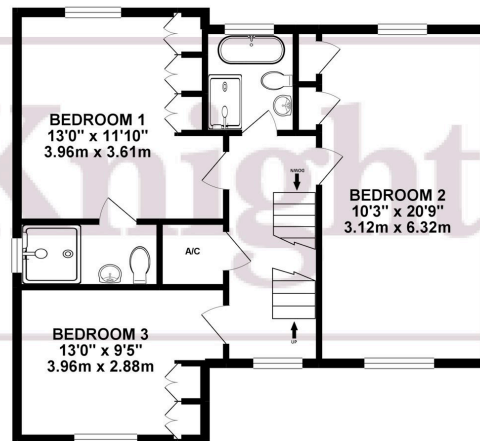
Rear Garden:
Beautifully landscaped it faces southeast and extends to 54' in length. The garden has a paved terrace that leads to the lawn with a mature Lime tree to one corner, it also has a mature conifer hedge across the rear that conceals an area for composting. There is a side herb garden with brick path and a raised vegetable garden. Greenhouse. Enclosed by timber fencing with a side gate to front.



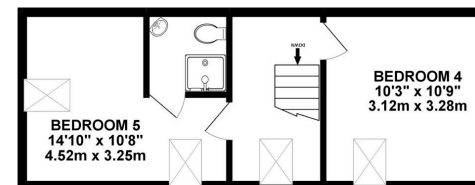
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1980.56sq. ft. (184.00 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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Directions: Turn right from our offices into St Martin's Street, and then straight across at the traffic lights into Castle Street. After 2 miles proceed across Shillingford Bridge and at the roundabout turn right onto the A4074. Take the first right into Hartley Close.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	60	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			76

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www.epca.gov.uk

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.

