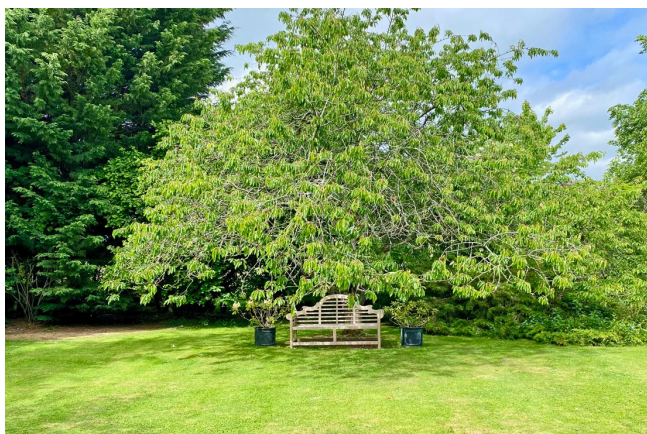


PROPERTY AGENTS

JPKnight



Wallingford Road, Shillingford



Wallingford Road, Shillingford

An elegant double fronted Edwardian home in a delightful semi-rural location just to the north of Wallingford, it is set in private grounds that extend to a third of an acre. Beautifully refurbished by the current owners this lovely property comprises 4 bedrooms and 3 bathrooms along with a 25' sitting room, 16' dining room and 31' kitchen-breakfast room with adjacent utility room. Outside there is a sweeping gated drive providing extensive parking, a large garage and private, established gardens with mature shrubs and trees and, on the south side, a secluded sun terrace.

The property is just 0.2 of a mile from the A4074 accessing both Reading and Oxford.

Tenure - Freehold

Accommodation

The property has oil-fired central heating to radiators.

Entrance Hall: Tiled floor, dado rail, down lighters, stairs to landing.

Cloakroom: White 2-piece suite, down lighters.

Sitting Room: Double aspect sash windows with bay to the front, fireplace with limestone surround, slate inset/hearth, cupboards flank the chimneybreast, the far wall has fitted bookshelves and cupboards. Ceiling cornice and down lighters.

Dining Room: Bay to the front, cast iron fireplace with wood surround and marble inset, slate hearth. Down lighters.

Utility Room: Cupboards, worktops with inset sink and appliance spaces, tiled floor and oil-fired boiler.





Kitchen/Breakfast Room: A bright triple aspect room with French doors to an attractive terrace, range of storage units with granite worktops and breakfast bar, gas hob, extractor hood, double electric oven, dishwasher, fridge and freezer. Tiled floor, down lighters, part vaulted ceiling.

Stairs to Galliered Landing: window to the front, down lighters.

Bedroom 1: Front aspect, range of wardrobes, down lighters.

En Suite Bathroom: White 3-piece suite with shower above the bath, tiling, cupboards, mirror and down lighters, window.

Bedroom 2: Window to front, wardrobes, down lighters.

Shower Room: White 3-piece suite, tiling, window.

(Door from the landing to inner lobby serving Bathroom, Bed.3 with linking door to Bed.4/Study.

Bedroom 3: Side aspect, wardrobe, down lighters.

Door to:

Bedroom 4/Study: Window over garden.

Bathroom: Window, tiled walls and floor, white 3-piece suite with shower over bath.

Outside

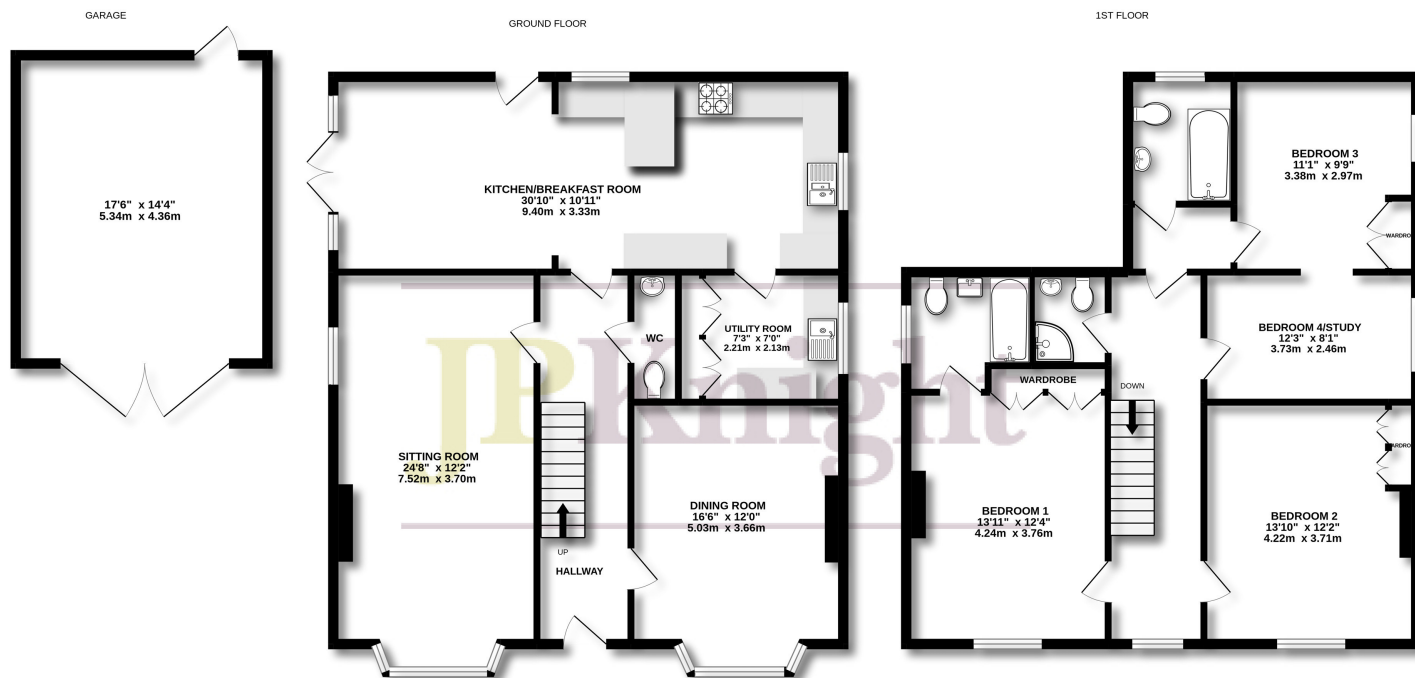
Twin Gates lead to a large gravel drive with ample parking space, mature conifer front hedge with fence, trellis fence and shrubs with gate to main garden, timber door to sun terrace.

Detached Garage: Twin doors, power and side door.

Garden: Mainly set to the side and abutting open fields they are set to lawn with established shrubs and trees, paved side terrace.

Attractive south facing sun terrace with specimen shrubs and trees, gate to the drive.





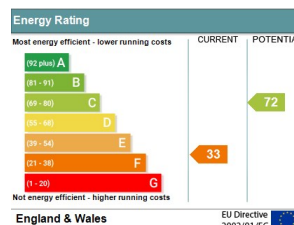
TOTAL FLOOR AREA : 1895sq.ft. (176.1 sq.m.) approx.

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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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.



Directions:

Turn right from our offices and at the traffic lights by Waitrose continue straight across into Castle Street. After 2 miles proceed across the Shillingford Bridge, the property is on the left after .2 mile, just after Court Drive.