

PROPERTY AGENTS

JPKnight



The Mews, Shillingford OX10 7EU



The Mews, Shillingford

A stylish cottage set within this attractive community converted from a range of Victorian farm buildings and which now forms a select, gated mews development. Set a short distance from the River Thames, there are lovely riverside walks within easy reach.

This single storey property comprises two bedrooms two bathrooms, a 21' kitchen-breakfast room with granite worktops and 16' sitting room with vaulted ceiling. It has a beautifully planted courtyard garden and a nearby garage with large loft storage and parking space.



Tenure - Freehold

Accommodation

The property is double glazed with radiator central heating.

Entrance Hall: Wood/tiled floor.

Kitchen/Breakfast Room: 21'5 x 9'4 Beautifully fitted with a range of units with granite worktops and limestone tiled floor, the integrated appliances include electric double oven, hob, extractor hood, fridge, freezer and dishwasher. The kitchen opens to the breakfast area featuring a vaulted ceiling, wood floors, twin French doors and side window. Down lighters, open way leads to:

Sitting Room: 16'3 x 11'10 Drama is created by the vaulted 15' ceiling with beams and a velux window, further picture window to the front, wood floor.





Bedroom 1: 11'6 x 11' The room features a vaulted ceiling, window overlooking the garden and wardrobe with a display area stretching above and over the bathroom.

En Suite Bathroom: Fitted with a stylish white 3 piece suite, the bath has an independent shower and screen, tiling, chrome radiator, window and airing cupboard.

Bedroom 2: 12' x 7'4 Fitted wardrobe and rear aspect.

Shower Room: Refitted with a large shower cubicle, sink and low level wc, partial tiling, chrome radiator and window.

Outside

Twin electric gates open to the development, a drive leads to the garage at the rear, a path immediately on the left leads to the property.

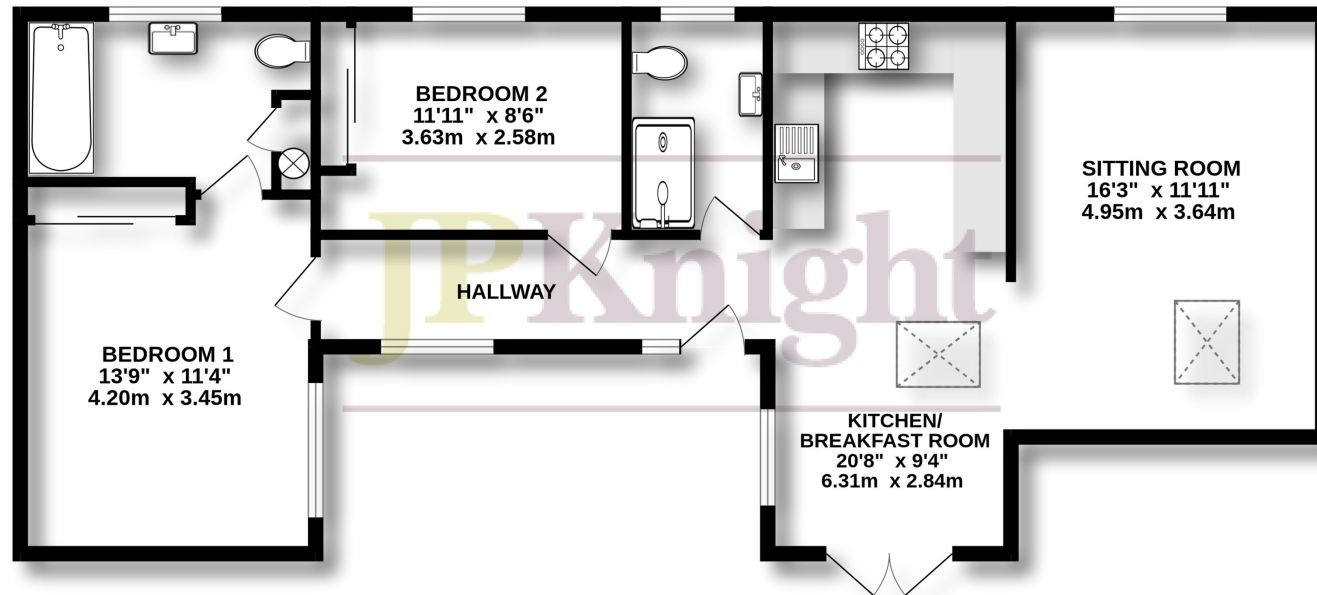
Gate opens to:

Garden: It extends from the front and has a paved pathway to the front door with an attractive paved terrace by the French doors. Beyond this the garden is set to lawn and beautifully planted with established shrubs. Feature pergola, timber shed and a small summerhouse.

Garage: Electric door, loft storage space.

Parking space to the front.





TOTAL FLOOR AREA : 774sq.ft. (71.9 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.
Made with Metropix ©2023



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Directions: Turn right from our offices into St Martin's Street, continue straight through the traffic lights, proceed straight across into Castle Street. After 2 miles proceed across Shillingford Bridge, the entrance to the mews is on the left after 0.1 mile.

JP Knight Property Agents, 50 St. Martin's Street, Wallingford, Oxon OX10 0AJ
T: 01491 834349 E: info@jpknight.net W: www.jpknight.net

PROPERTY AGENTS
JP Knight