



Plough Close, Shillingford OX10 7EX



## Plough Close, Shillingford

Set in a small, established close just to the south of Warborough, a well presented detached chalet style home that has large private gardens to both front and rear as well as a 100ft drive leading to a detached garage. The accommodation comprises 4 bedrooms, 1 downstairs, large living/dining room with fireplace and a stylish kitchen: there is a bathroom and shower room.

### Accommodation

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



## Freehold

Entrance Hall: Wood block floor, radiator and stairs to landing with display area below.

Living/Dining Room: 24'4 x 17'5

A bright room with windows front and rear and sliding patio doors to the garden, stone fireplace, wood block floor, two radiators and serving hatch.

Kitchen/ Breakfast Room: 14'7 x 9'5

A window overlooks the rear garden, door to the drive at the side. It is fitted with a range of storage units with granite worktops and up-stands. There is an induction hob with extractor above, double electric oven, tiled floor, radiator, down lighters and gas boiler.





Study/Bedroom 4: 11'10 x 10'1  
 Front aspect, radiator and wood block floor.

Shower Room/ Utility:  
 Fitted with a white three piece suite, tiled walls and floor, chrome radiator, window and stacking space for washing machine and tumble drier.

Stairs to Landing: Front aspect, loft access.

Bedroom 1: 19'2 x 10'5 max.

Double aspect with windows to both front and rear: two radiators.

Bedroom 2: 9'6 x 8'8 (excluding wardrobe)  
 Rear aspect, radiator and a large wardrobe with sliding doors.

Bedroom 3: 8'8 x 7'8

Window overlooking rear garden, radiator.

Bathroom: 10'1 x 7'9

Fitted with a three piece suite, shower above the bath, tiling, chrome radiator, window and an eaves linen cupboard.

Outside

Front Garden: Mainly set to lawn with a mature beech hedge and raised vegetable beds.

Driveway: 100' long, leading past the property via twin gates to the garage.

Detached Garage: 18' x 10

Up and over door: light and power.

Rear Garden: A lovely feature, it extends to 60ft with a large central lawn with flower and shrub border beds. There is a feature arch with side trellises covered with climbing plants, gravel path beyond. Enclosed by timber fencing with gated side access, there is a full width paved terrace.



## Directions

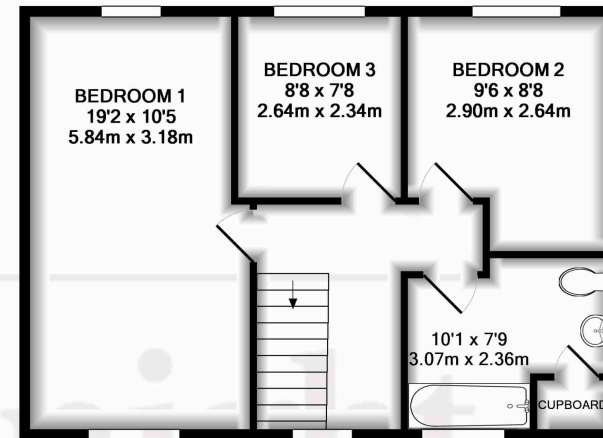
Turn right from our offices into St Martin's Street, proceed straight through the traffic lights at the town centre into Church Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout. Go straight across into New Road, round the left hand corner and the first left is Plough Close.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	62
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 1303 SQ.FT. (121.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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