



14 Henley Road, Shillingford, OX10 7EH  
£350,000

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with no onward chain, with huge potential is this two bedroom detached property situated in the desirable village of Shillingford.

This two-bedroom property presents a rare and exciting opportunity for buyers looking to take on a full renovation project. The property benefits from two reception rooms, kitchen, double garage and bathroom.

Externally, the property may benefit from landscaping or garden clearance, with scope for further development (subject to the necessary planning permissions). Ideal for investors, developers, or anyone looking for a project, this property is offered with no onward chain and represents a fantastic opportunity to add value.

Shillingford is a picturesque village located on the banks of the River Thames in South Oxfordshire, approximately 12 miles south of Oxford and within 13 miles of Henley-on-Thames. It lies close to the historic market town of Wallingford, just 3 miles away, which offers a wide range of day-to-day amenities including shops, pubs, restaurants, and recreational facilities. The area is well-connected for commuters, with nearby train stations at Cholsey, Goring, and Didcot Parkway providing services to London Paddington via Reading, and easy access to the M40 (J6) and M4 (J12) for travel to the M25 and Heathrow Airport. Shillingford is also well-served by a variety of schools, including state primaries in Warborough and Wallingford, secondary education in Wallingford, and several prestigious independent schools such as Moulsoford Prep, Cranford House, The Oratory, Downe House, Radley College, and Abingdon School. The location is ideal for enjoying the outdoors, with immediate access to the Thames Path for scenic riverside and woodland walks.







## Key Features

- Huge scope for potential
- Double garage
- Two double bedrooms
- No onward chain
- Two reception rooms

## The Location

Some material information to note: The property is in need of full renovation throughout - Oil central heating, Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard broadband to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as an unlikely/very low risk address for flooding. If the property was built before 1985 buyers are advised to undergo their own investigations to determine the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Covenants or easements det. available from the estate agent



**Approximate Gross Internal Area 983 sq ft - 92 sq m  
(Excluding Garage)**

Ground Floor Area 751 sq ft – 70 sq m

First Floor Area 232 sq ft – 22 sq m

Garage Ground Floor Area 331 sq ft – 31 sq m

Garage First Floor Area 331 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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