



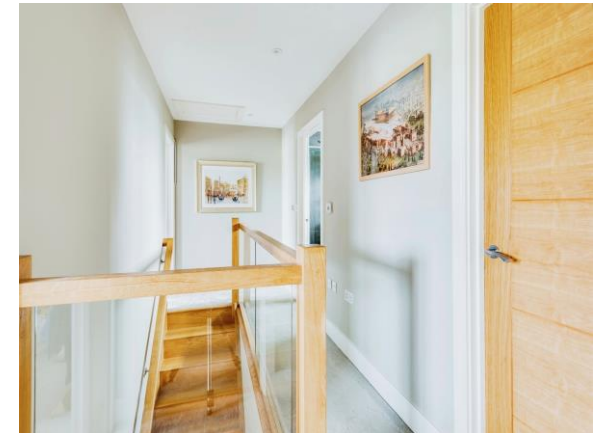
**Henley Road, Shillingford, Wallingford, OX10 7EH**

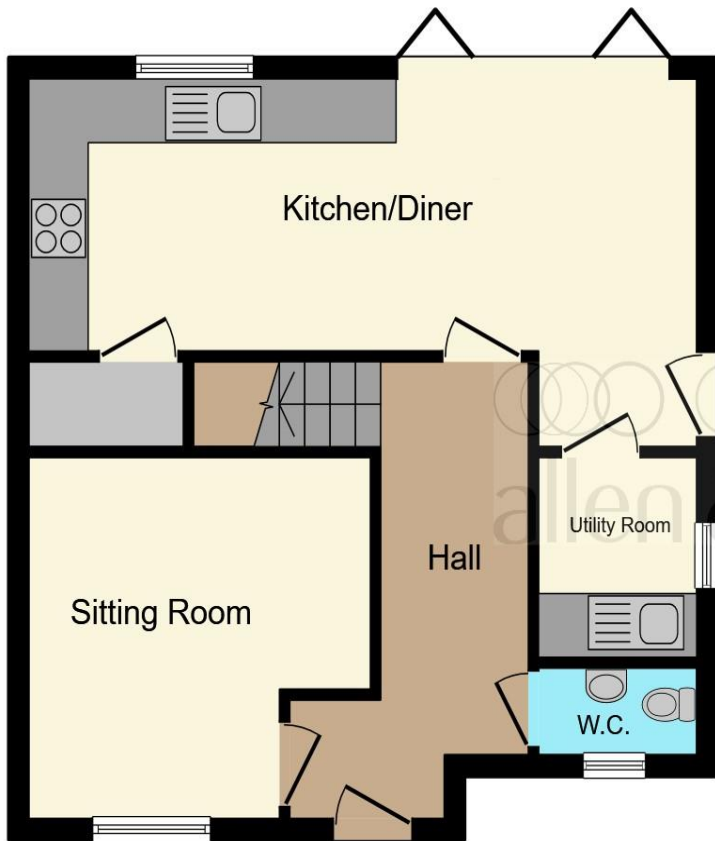
## Welcome to

### Henley Road, Shillingford, Wallingford

The property's high standard of fixtures and fittings includes "Grohe" brass wear, "Duravit" sanitary ware, solid oak doors, floors and staircase, aluminium windows and bi-fold doors. The property's energy efficient modern central heating system consists of an air source heat pump and has various advantages over a combustion boiler such as running costs and maintenance. The heating system includes underfloor heating downstairs and in the bathrooms, with radiators supplying the bedrooms.

Ground floor accommodation comprises of an entrance hall with w/c, front aspect living room, impressive rear aspect fully fitted kitchen with bi-fold doors onto the garden and separate utility room. The 22ft open plan kitchen/dining room benefits from Quartz worktops and a full range of built in "Bosch" appliances. The first floor provides three bedrooms plus a study that enjoys a pleasant outlook onto open farmland and a four piece high specification bathroom. The exterior provides ample block paved driveway and a fully enclosed private rear garden with gated side access.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Downstairs Cloakroom**

**Kitchen /Dining Room**  
22' 1" x 11' 2" ( 6.73m x 3.40m )

**Living Room**  
11' x 11' 1" ( 3.35m x 3.38m )

**Utility**  
6' 3" x 5' 7" ( 1.91m x 1.70m )

**First Floor Landing**

**Bedroom One**  
11' 5" x 10' 2" ( 3.48m x 3.10m )

**Bedroom Two**  
11' x 10' 2" ( 3.35m x 3.10m )

**Bedroom Three**  
11' 2" x 6' 7" ( 3.40m x 2.01m )

**Study**  
5' 8" x 5' 2" ( 1.73m x 1.57m )

**Bathroom**

**Brick Block Paved Driveway**

**Enclosed Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

## Henley Road, Shillingford, Wallingford

- High Specification Throughout
- Under Floor Heating Ground Floor
- Brick Block Paved Driveway
- 22ft Kitchen/Dining Room
- Constructed 5 Years Ago

Tenure: Freehold EPC Rating: B

# £550,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WLF104598 - 0004

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## Location

Shillingford is well located for access to Oxford (10 miles) and Cholsey railway station (6 miles), which allows for access to London Paddington, Reading, Oxford and the West Country.

The Thame-side village has an important river crossing, with its 19<sup>th</sup> century bridge providing spectacular photographic opportunities throughout the year. Alongside the river is the well-known Shillingford Bridge Hotel which harks back to the golden age of English hostelry.

The nearby market town of Wallingford (3 miles) has an excellent range of amenities including a Waitrose supermarket, independent shops, banks, restaurants, a monthly Farmer's market and other leisure facilities such as a thriving theatre and sports centre.

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