



8 Walnut Grove
Shillingford Hill, Shillingford, Oxfordshire
OX10 8FH



JAMESGESNER
- ESTATE AGENTS -



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GUIDE £245,000 FREEHOLD

A two bedroom, two bathroom detached park home presented beautifully throughout and located on this well-managed site with access to the River Thames. Situated just 1.5 miles from Wallingford town centre. Accommodation comprises; entrance hallway, two double bedrooms, one of which also has an en-suite shower room, bathroom, treble aspect lounge, dining room and a modern kitchen/breakfast room. Outside, you will find low maintenance gardens with a mix of patio and gravel and driveway parking for two cars at the front.



The property is occupied under license with a monthly ground rent of £253 payable to the site owner which includes water and site maintenance. The property has an age restriction for over 50s, pets are allowed.

Boasting an idyllic rural setting, tucked away in the sought after Shillingford Hill Park is this stunning park home. Exclusively for the over 50s, this lovely scenic park is located near the picturesque Thames River, providing riverside walks and slipway access. Immersed in the stunning Oxfordshire countryside, yet only 1.3 miles from the vibrant market town of Wallingford, Shillingford Hill Park offers a desirable blend of tranquillity and connectedness.

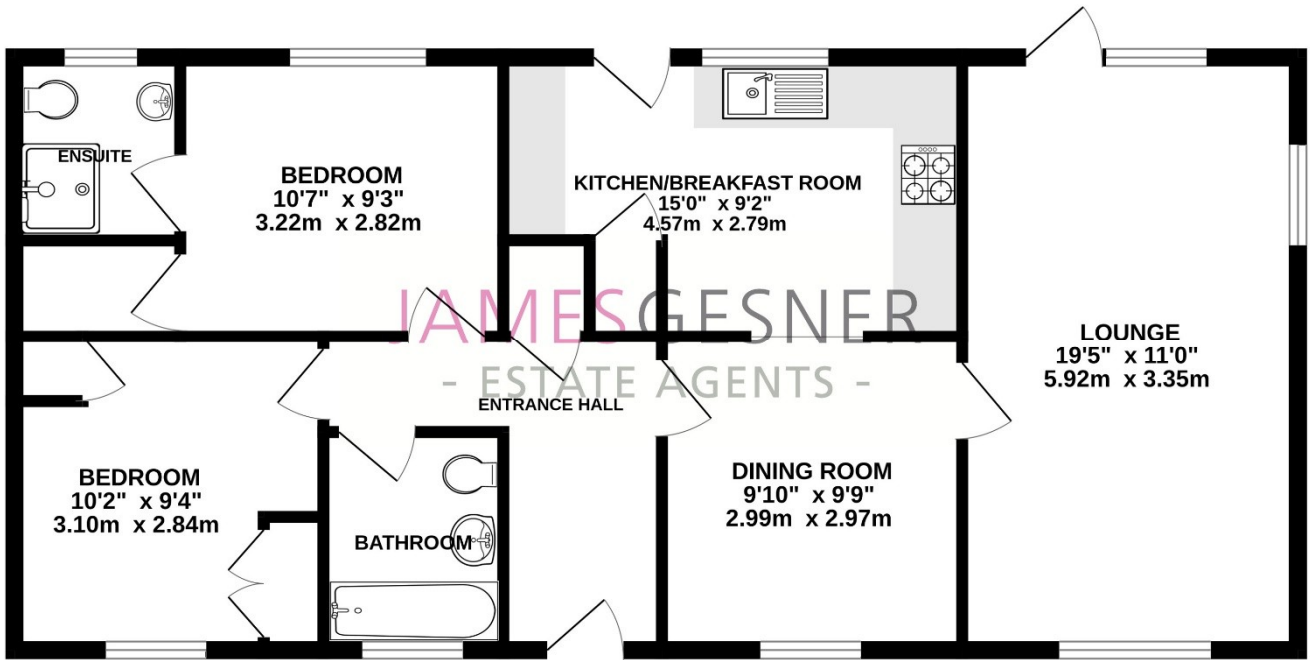


Wallingford, an architecturally striking, historic town with a large market square, offers a wide and vibrant variety of boutique shops, restaurants, tea rooms and benefits from a monthly farmers' market. There are also several supermarkets, a cinema, and a theatre. This area provides excellent communications having easy access to M4 Junction 12 at Theale, with the universally acclaimed city of Oxford less than 11 miles away. London Paddington mainline stations are conveniently located at Didcot (7 miles) and Cholsey (4.5 miles).

Unspoiled countryside surrounds the Wallingford area, with the Chilterns – an Area of Outstanding Natural Beauty on the doorstep for enjoying outdoor leisure pursuits or exploring the countryside on foot thanks to a multitude of pathways in the area.



GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	46
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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