

PROPERTY AGENTS

JPKnight



Wallingford Road, Shillingford OX10 7JT



Wallingford Road, Shillingford

A substantial grade II listed property dating back to mid 18th Century with later additions which has been fully restored by the current owners to a very high standard, boasting a wealth of period features with accommodation arranged over three floors of just under 3500sqft set in a plot size of 1/3 acre.

The versatile living space comprises 6 bedrooms, (2 of which could also be used as a sitting room or dressing room), 3 bathrooms, 3 receptions rooms and a characterful farmhouse kitchen. The garage/office could also be converted to create annex accommodation.

The south facing rear garden offers a great deal of privacy, beautifully landscaped with mature shrubs, trees and box hedging with an extensive gated driveway providing ample parking. It is ideally located adjacent to the Thames Path and River Thames, just 2 miles north of Wallingford town centre and close proximity to A4074 with easy access to Oxford and Reading city centres.



Tenure - Freehold

Accommodation

Entrance Hall: Electric radiator, stairs to landing.

Living Room: 18'5 x 13'8 Double aspect including sash window to garden, fireplace with stone and brick surround and hearth, wooden mantel and log stove, ceiling timbers, wood floor, electric radiator.

Family Room: 14'9 x 12'5 Two windows to front, fireplace with brick surround and hearth, wooden mantel and log stove, ceiling and wall timbers, panelling, wood floor, electric radiator.

Inner Hall: Window to rear, wooden and tiled floor, two storage cupboards, wall panelling, cellar access.

Kitchen: 16'1 x 12'7 Double aspect, door to front, storage units with Belfast sink and wood worktop, electric AGA, storage cupboards, quarry tiled floor, ceiling timbers.

Pantry: 7'5 x 6'1 Ceiling and wall timbers, tiled floor.

Utility/Boot Room: Timber and glazed covered lobby, appliance space.

Cloakroom: Exposed brick walls, white two-piece suite.

Garden Room: 11'11 x 10'11 Brick base and glazed surround with door to garden, exposed brick walls, tiled floor.





Stairs to Landing 1st floor: Two windows to garden, electric radiator, stairs to 2nd floor.

Bedroom 1: 16'2 x 13'10 Double aspect with sash window to garden, cast iron fireplace with tiled surround and wooden mantel, dado rail, storage cupboard, electric radiator.

Bedroom 3: 16'4 x 14'8 Double aspect, electric radiator.

Ensuite Bathroom: Window to rear, white three-piece suite, tongue and groove panelling, wood floor.

Bedroom 6: 12'7 x 10'8 Window to front, cast iron fireplace, electric radiator.

Ensuite Shower Room: White three-piece suite including marble top vanity unit, tiling, downlighters, chrome radiator.

Stairs to Landing 2nd floor: Storage cupboard.

Bedroom 2: 16'5 x 14'1 Triple aspect with Velux window, loft access, storage cupboard, electric radiator.

Bedroom 5: 13'6 x 10'0 Window to front, electric radiator, airing cupboard.

Ensuite Bathroom: Velux window, white three-piece suite including WC/basin vanity unit, chrome radiator, downlighters.

Bedroom 4: 14'11 x 11'11 Two Velux windows, ceiling timbers, exposed brick chimney breast, eaves storage, electric radiator.

Outside

A secluded south facing rear garden with long driveway and 5-bar gated entrance. Mature trees and shrubs with box hedging, established lawn, gravel path to rear of property, outside WC, wall and hedge boundary.

Garage/Annexe

Office: 10'8 x 8'8 Window and door to garden, light and power, electric radiator.

Garage/Barn: 22'1 x 18'1 Light and power, EVCP.

Garage 1st Floor: 22'4 x 15'3

The front of the property is access from the footpath.



Directions

Turn right from our offices and at the traffic lights by Waitrose continue straight across into Castle Street. After 2 miles proceed across the Shillingford Bridge, where the property can be found on the left hand side.

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.



TOTAL FLOOR AREA : 2747sq.ft. (255.2 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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