

PROPERTY AGENTS

JPKnight



Wallingford Road, Shillingford OX10 7ES



Wallingford Road, Shillingford

A magnificent family home built in the 1920s with later additions and set in secluded grounds of 0.6 of an acre with fabulous views across open countryside.

The superb accommodation that is beautifully presented throughout, extends to in excess of 2000sqft and comprises 5 bedrooms with 2 bathrooms, a triple aspect drawing room, dining and family rooms and a stylish refitted kitchen-breakfast room with utility.

The gated grounds have extensive parking and detached garage, whilst the private gardens surround the property and abut farmland and feature an abundance of established shrubs and trees.

There is convenient access to both Oxford and Reading from the nearby A4074 whilst the centre of Wallingford is just over 2 miles.



Tenure - Freehold

The property is double glazed with oil-central heating to radiators.

Entrance Porch: Brick step, opening to:

Hallway: Stairs with cupboards under, tiled floor, cloaks cupboard and radiator.

Drawing Room: A delightful triple aspect room with French doors to the garden, fireplace with white surround and tiled hearth, 3 radiators.

Dining Room: Double aspect, feature tiled fireplace, radiator.

Family Room: Windows to front and side and 2 radiators.

Kitchen/Breakfast Room: Windows to the rear and side, French doors to the garden, range of storage units including breakfast bar with quartz worktops, stainless steel sink, induction hob, extractor hood, twin electric ovens, dishwasher. Space for fridge/freezer, limestone floor, downlighters, radiator.





Utility Room: Door to the drive, appliance spaces, and radiator.

Stairs to First Floor Landing: 2 radiators, loft access, walk in airing cupboard with hot water tank.

Bedroom 1: Views across the garden, range of wardrobes and radiator.

Ensuite Bathroom: White 5-piece suite including bath and shower cubicle, tiled walls, window, Karndean floor, Velux window.

Bedroom 2: Windows to the front and side, radiator, wardrobe and cupboard.

Bedroom 3: Side window, wardrobe, radiator, door to: Eaves Room: 16'5 x 7'5 (floor level) Window to the rear, oil fired boiler.

Bedroom 4: Front and side, double aspect windows with radiator and wardrobe.

Bedroom 5: Side window, radiator.

Shower Room: White 3-piece suite that includes a large tiled shower cubicle, window, tiling and wood style floor.

Outside:

To the Front: The property is approached via twin gates over an extensive brick edged gravel drive that leads to the garage. Beyond is a lawned area with shrubs and plants. Paved terrace across the front of the house which leads around to the side and rear. Detached Garage: 19'1 x 9'1. Electric roller doors to the front, light and power, side door, loft storage.

Rear Garden: Very secluded and laid predominantly to lawn with trees, shrubs and flowerbeds: mature beech hedge to the side. Small orchard to the rear with apple, pear and plum trees. Pave terrace abuts the house with a path leading down to the garden. There is a greenhouse, garden shed and summerhouse. Treehouse, timber borders with vegetable beds.



Approximate Gross Internal Area 2266 sq ft - 211 sq m

Ground Floor Area 1039 sq ft – 97 sq m

First Floor Area 1057 sq ft – 98 sq m

Garage Area 170 sq ft – 16 sq m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Directions: Turn right from our offices into St Martins Street, follow this through the traffic lights at the town centre into Church Street. After 2 miles proceed across Shillingford Bridge, into Wallingford Road, the property is on the right just before the next roundabout.