



4 Plough Close, Shillingford OX10 7EX



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NO ONWARD CHAIN - A spacious and well-presented 4-bedroom detached bungalow, situated in the sought-after village of Shillingford, offering generous accommodation together with beautifully established front and rear gardens.

The property sits within a 1/5 acre plot with a mature, landscaped rear garden and private approach with driveway parking for four cars leading to a garage.

Ideally located in this quiet cul-de-sac within walking distance of Warborough village green, public house and shop, just 2 miles to the centre of Wallingford and easy access to Oxford and Reading.



Tenure - Freehold

The property is approached via a welcoming inner entrance hall with useful storage cupboard. Double doors opening into the main entrance hall.

The large living room is positioned to the front of the property and enjoys plenty of natural light through large windows. A feature log-burning stove creates a cosy focal point, while double doors open through to the impressive kitchen/dining room.

The kitchen/dining room provides an excellent space for both everyday living and entertaining, fitted with a range of wall and base cupboards, appliance spaces and a breakfast bar, stainless steel sink, oven with electric hob. There is ample room for a dining table and chairs, together with a door and sliding patio doors opening directly onto the garden, creating a wonderful connection between the house and outside space.





There are 4 good-sized bedrooms, three of which benefit from built-in storage, providing excellent versatility for family living, guests or home working.

Cloakroom with white two-piece suite.

The accommodation is completed by a family bathroom with a three-piece suite, comprising of wc, sink with useful storage beneath, bath with shower over, window.

Outside

To the front, the property is approached via a large gravel driveway, providing generous off-road parking. A raised planter, lawned area and established borders create an attractive approach to the bungalow.

The substantial rear garden is a particular feature of the property, offering a combination of entertaining, seating and lawned areas. Immediately adjoining the house is a large, paved patio with raised planters, providing an ideal space for outdoor dining and entertaining. A charming pergola, covered in established wisteria, creates a beautiful, seating area. Gravelled areas extend around the patio, with mature shrubs and established planting adding colour and privacy. A side gate provides convenient access, while the extensive lawn is bordered by a variety of mature trees, shrubs and vines. The garden also benefits from a summer house, featuring central double doors and windows, together with power connected and an attractive whitewashed interior. This versatile space could be used as a home office, hobby room or garden retreat.



Directions

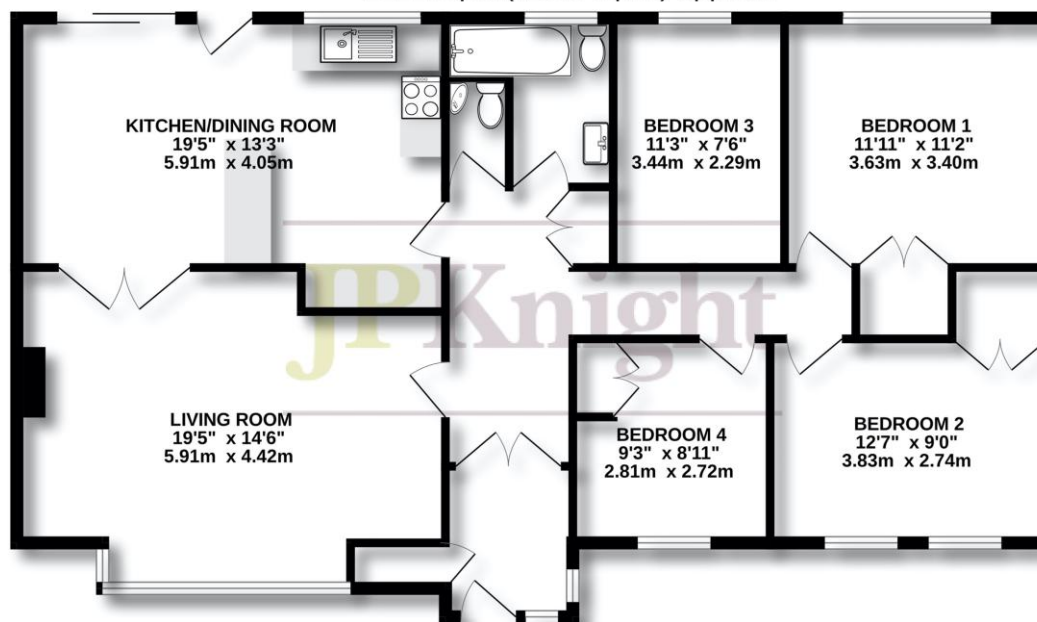
From our office turn right and proceed over the traffic lights onto Castle Street and continue over Shillingford Bridge to the mini roundabout. Continue straight over onto New Road and take the second left onto Caldicot Close where the property can be found on the right-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.



1222 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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