



Plough Close, Wallingford, OX10 7EX

Guide Price £650,000

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SALES LETTINGS



The Property

This very well presented four bedroom chalet style property is located at the end of a Cul-de-sac with a larger than average garden making the ideal family home.

Upon entering the ground floor you are greeted with a large hallway leading you to an extended sitting room and conservatory over looking the garden flooded with natural light. A good sized separate kitchen with plenty of storage as well as a large shower room and versatile either second sitting room, home office or downstairs bedroom with built in storage. The second floor is comprised of three good sized double bedrooms and family bathroom bathroom all with built in storage.

The outside of the property is a large garden covering three sides of the property with a rear patio creating ideal outside entertaining space and a driveway with parking for multiple vehicles. The garage has been extended by the current owners and offers the possibility of further conversation (subject to planning) or extra storage in the rear of the garden.





Key Features

- Four double bedrooms
- Large Private Garden
- Deatched
- Separate detached garage
- Garden Room
- Driveway parking for multiple cars





The Location

Shillingford is a delightful South Oxfordshire hamlet with the River Thames running through and surrounded by rolling countryside. Shillingford offers excellent commuter access to the M40 M4 & the A34. The larger market town of Wallingford is approximately 3 miles distant that offers a full selection of amenities including both Primary and Secondary schooling selection of shops restaurants and other public amenities.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability is available on all major phone providers with the possible exception of Three network. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice



Approximate Gross Internal Area 1530 sq ft - 142 sq m (Excluding Garage)

Ground Floor Area 1004 sq ft – 93 sq m

First Floor Area 526 sq ft – 49 sq m

Garage Area 373 sq ft – 35 sq m



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