



**Green Road, Shillingford Hill, Wallingford OX10 8LR**

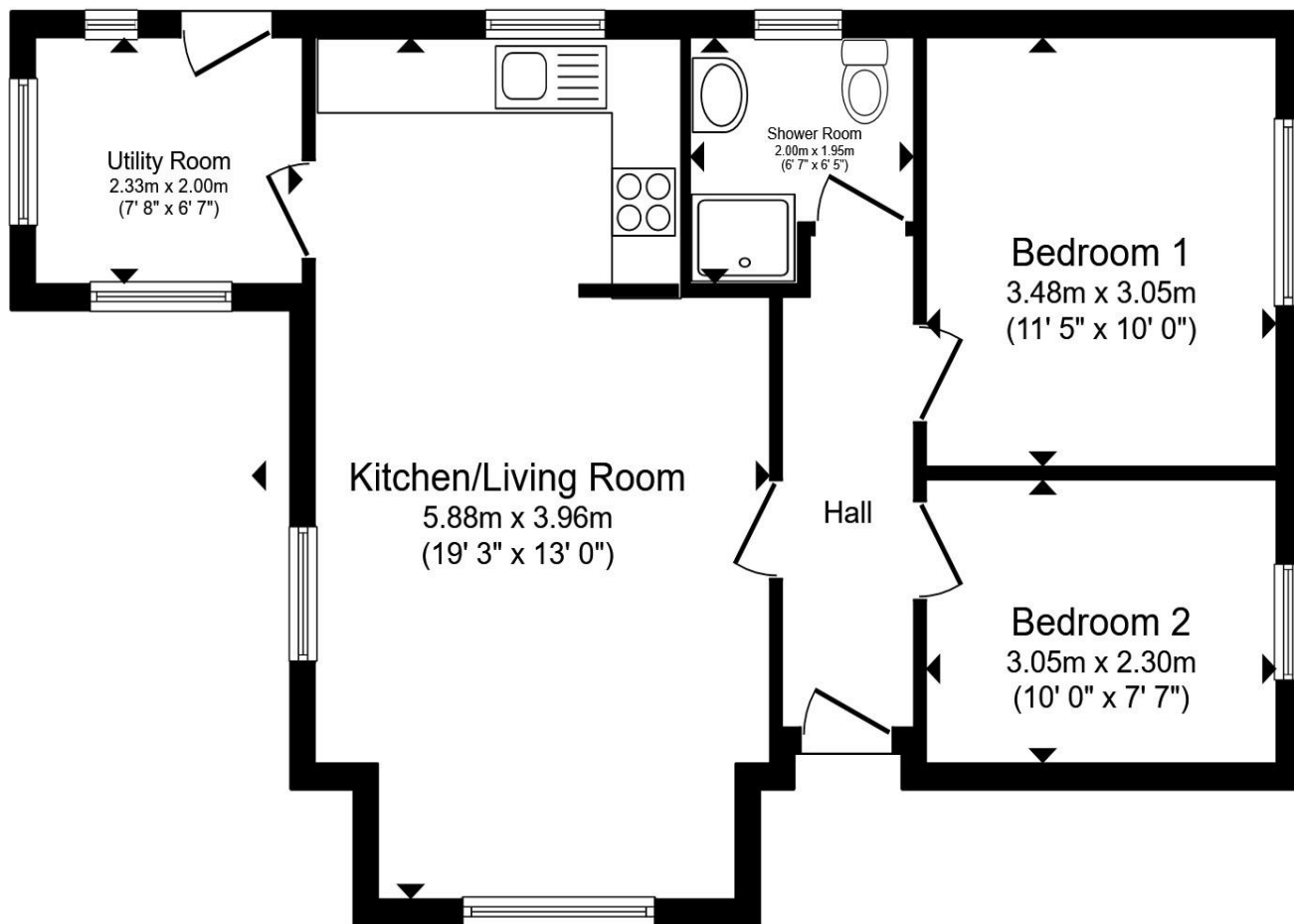


## **Welcome to**

### **Green Road, Shillingford Hill, Wallingford**

Situated in the picturesque South Oxfordshire countryside, this two bedroom park home has been upgraded by every means which include a brand new kitchen, bathroom and also been fully renovated and offers excellent 19ft open plan living space with kitchen area and island unit opening into the sitting/dining space, large utility/boot room, two bedrooms and shower room. There is driveway parking to the front suitable for three vehicles and a wrap around garden with raised decking area.





### Kitchen/Living Room

19' 3" x 13' ( 5.87m x 3.96m )

### Utility Room

7' 8" x 6' 7" ( 2.34m x 2.01m )

### Hall

### Shower Room

6' 7" x 6' 5" ( 2.01m x 1.96m )

### Bedroom 1

11' 5" x 10' ( 3.48m x 3.05m )

### Bedroom 2

10' x 7' 7" ( 3.05m x 2.31m )

Total floor area 57.1 m<sup>2</sup> (614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

### Green Road, Shillingford Hill Wallingford

- Over 55s
- Two Bedroom
- Parking for 3 vehicles
- Utility/Boot Room
- Wraparound Garden

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

## £230,000



Shillingford is well located for access to Oxford (10 miles) and Cholesey railway station (6 miles), which allows for access to London Paddington, Reading, Oxford and the West Country. The Thame-side village has an important river crossing, with its 19th century bridge providing spectacular photographic opportunities throughout the year. Alongside the river is the well-known Shillingford Bridge Hotel which harks back to the golden age of English hostelry. The nearby market town of Wallingford, has an excellent range of amenities including a Waitrose supermarket, independent shops, banks, restaurants, a monthly Farmer's market and other leisure facilities such as a thriving theatre and sports centre.

'There are a number of obligations on both sellers and buyers when completing the purchase. We recommend using a solicitor. Sites often have requirements specific to the purchase which could include paying the site owner's commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or use.'



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WLF105105](https://allenandharris.co.uk/Property/WLF105105)



Property Ref:  
WLF105105 - 0005

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