



Caldicot Close, Shillingford, OX10 7HF

Offers Over £535,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Offered to the market with no onward chain is this well presented, four bedroom, detached family home. Situated within an area of outstanding natural beauty in the sought after village of Shillingford.

The property comprises; entrance hall, downstairs cloakroom, a well equipped and modern kitchen diner with integrated appliances, a spacious lounge area with patio doors leading to south/east facing garden. Upstairs, there a four well proportioned bedroom, plus a family bathroom. externally the property benefits from driveway parking, single garage and a private and enclosed rear garden. To fully appreciate the size, location and overall presentation to this family home, viewings are highly recommended.





Key Features

- Detached family home
- Four bedrooms
- Garage and carport
- South/east facing rear garden
- Kitchen/diner with integrated appliances
- Cloakroom
- Cul-de-sac location



The Location

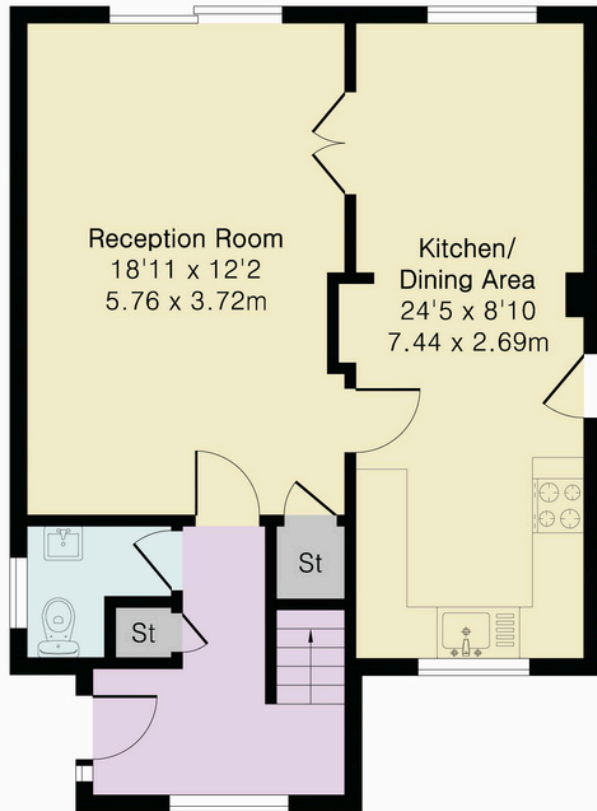
Shillingford is a picturesque village located on the banks of the River Thames in South Oxfordshire, approximately 12 miles south of Oxford and within 13 miles of Henley-on-Thames. It lies close to the historic market town of Wallingford, just 3 miles away, which offers a wide range of day-to-day amenities including shops, pubs, restaurants, and recreational facilities. The area is well-connected for commuters, with nearby train stations at Cholsey, Goring, and Didcot Parkway providing services to London Paddington via Reading, and easy access to the M40 (J6) and M4 (J12) for travel to the M25 and Heathrow Airport. Shillingford is also well-served by a variety of schools, including state primaries in Warborough and Wallingford, secondary education in Wallingford, and several prestigious independent schools such as Moultsford Prep, Cranford House, The Oratory, Downe House, Radley College, and Abingdon School. The location is ideal for enjoying the outdoors, with immediate access to the Thames Path for scenic riverside and woodland walks.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard broadband to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as an unlikely/very low risk address for flooding. If the property was built before 1985 buyers are advised to undergo their own investigations to determine the presence of any asbestos. 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.

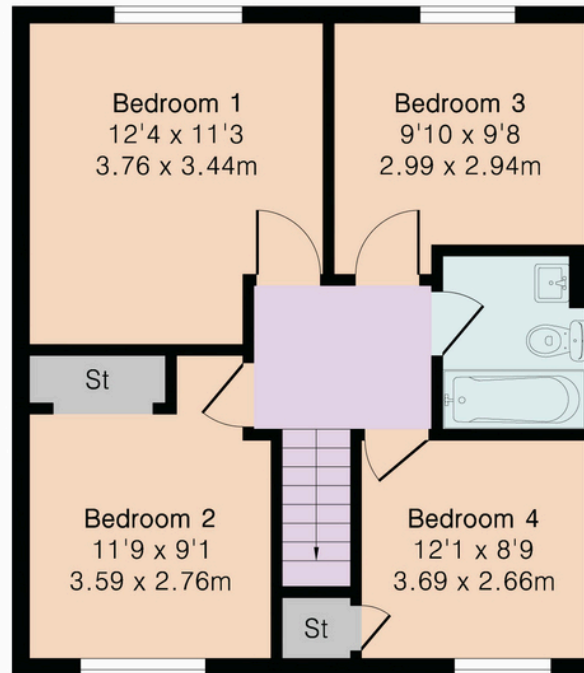
Approximate Gross Internal Area 1095 sq ft - 102 sq m

Ground Floor Area 573 sq ft – 53 sq m

First Floor Area 522 sq ft – 49 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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