



Willow Tree Close, Shippon, OX13 6LU

Guide Price £695,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A spacious four-bedroom family home offering generous accommodation, excellent reception space and considerable potential for modernisation and reconfiguration. The property also benefits from a detached garage, large rear garden and solar photovoltaic (PV) and solar thermal panels.

The property is entered via a central hallway with cloakroom and staircase rising to the first floor. To the front is a generous dual-aspect sitting room with bay window, providing an excellent principal reception space for both relaxing and entertaining.

To the rear, the kitchen/breakfast room overlooks the garden and offers space for everyday dining, with direct access outside. A separate dining room sits adjacent, creating a versatile layout for family living and entertaining.

Upstairs are four well-proportioned bedrooms. The principal bedroom is a spacious double to the front, while the second bedroom is another generous double overlooking the rear garden. Two further bedrooms offer flexibility for children, guests or home working. The bedrooms are served by a family bathroom, while the loft provides potential for additional space, subject to the necessary consents.

Outside, the property benefits from a large garden and detached garage. The generous proportions and existing layout offer excellent scope for modernisation and reconfiguration, allowing purchasers to create a home tailored to their requirements.

In all, a substantial four-bedroom family home offering spacious accommodation, versatile living space and significant potential for further enhancement, complemented by solar PV and solar thermal panels.





Key Features

- No onward chain
- Spacious four-bedroom family home
- Generous dual-aspect sitting room
- Kitchen/breakfast room overlooking the garden
- Four well-proportioned bedrooms
- Large rear garden
- Detached garage
- Solar PV and solar thermal panels
- EPC Rating C - Council Tax Band E



The Location

Willow Tree Close is situated within the popular village of Shippon, just to the west of Abingdon-on-Thames. The village offers a peaceful residential setting while remaining conveniently positioned for access to Abingdon and the surrounding Oxfordshire countryside.

Abingdon town centre is approximately 1.5 miles away and provides a wide range of shops, cafés, restaurants and everyday amenities, together with leisure facilities and riverside walks. The nearby A34 provides excellent road links towards Oxford, the M4 and the wider Thames Valley, while Oxford city centre is readily accessible by road or public transport.

The surrounding area offers a choice of local schools and is well placed for those looking to enjoy the balance of village living with convenient access to larger towns and employment centres.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. 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. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos.

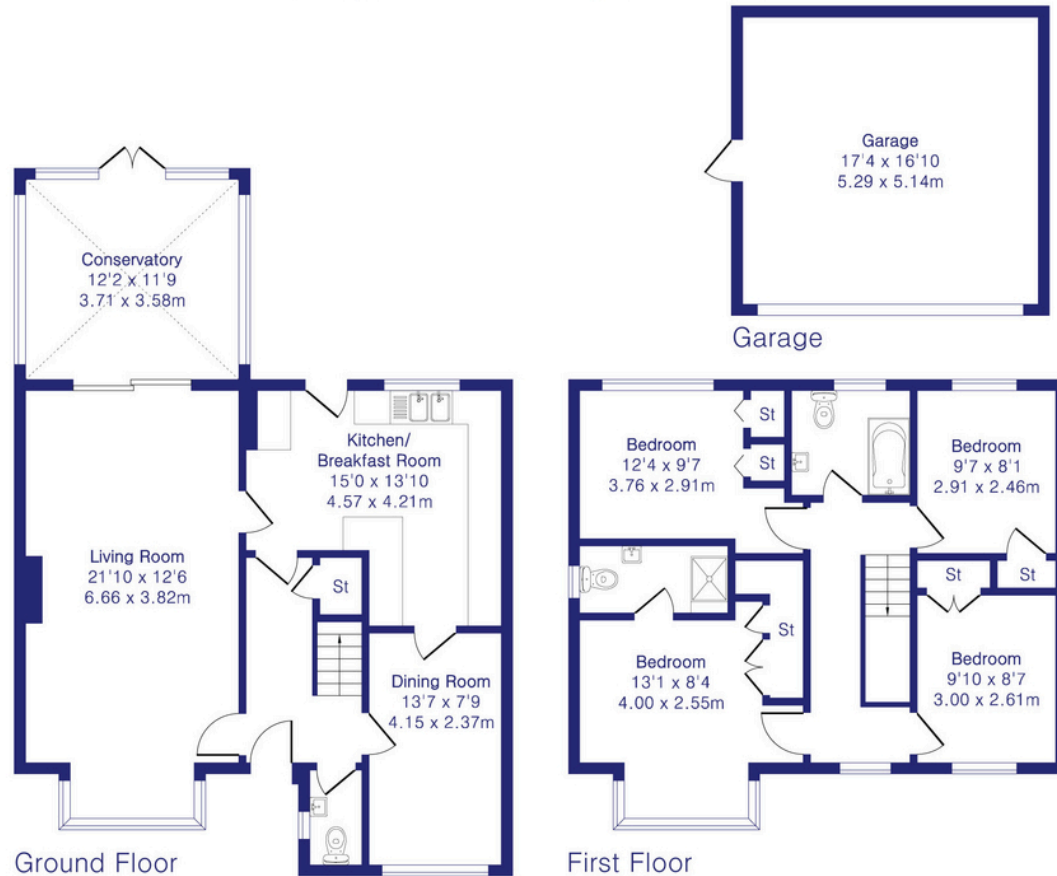


**Approximate Gross Internal Area 1786 sq ft - 166 sq m
(Including Garage)**

Ground Floor Area 858 sq ft – 80 sq m

First Floor Area 635 sq ft – 59 sq m

Garage Area 293 sq ft – 27 sq m



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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