





Henley Road, Shillingford

An attractive and substantial semi-detached home set in charming grounds that extend to just under a 1/5 of an acre and featuring stunning and far reaching views across the surrounding farmland. It has a large, gated drive with ample turning/parking space and a detached double garage: it also has attractive gardens set to the rear.

The house offers good accommodation in need of some updating comprising 5 bedrooms and 2 bathrooms, the living space comprises three reception rooms and a kitchen with adjacent utility and cloakroom.

This convenient non-estate location offers access to both Reading and Oxford via the A4074, the centre of Wallingford is just 3 miles and the shops in Benson just 0.8 of a mile.



Tenure - Freehold

Entrance Hall.

Living Room: A bright room featuring a log stove set on a stone hearth with a brick log store. There are patio doors and window to the rear, radiator.

Dining Room: Two windows out to the front, radiator and a door to the staircase with cupboard under.

Sitting Room: Two windows to the front and radiator.

Kitchen: With a window overlooking the garden there are a range of storage units with worktops, gas hob and electric oven: space fridge freezer and dishwasher.

Utility Room: Appliance spaces, door and window to garden.

Cloakroom white to double glaze window.





Stairs to Landing: Radiator, airing cupboard and a large walk-in cupboard with light. Staircase to 2nd floor with cupboard under.

Bedroom 1: Window overlooking the garden, radiator, wardrobe, cupboards and walk-in wardrobe.

Ensuite Shower Room: White three-piece suite, window and radiator.

Bedroom 2: Window to front and radiator.

Bedroom 3: Front aspect and radiator.

Bedroom 4: Window to front, radiator.

Bathroom: Fitted with a 3-piece suite, window and radiator.

Stairs to 2nd Floor:

Bedroom 5: Fabulous views across open farmland and a velux window, eaves cupboards and storage space.

Outside

To the Front: There is a large central bed of shrubs and plants and an area of lawn with a picket fence to the front boundary bisected by a gravel drive leading to: Twin gates open into an inner drive with ample parking and turning space with established scrubs, timber fencing and brick walling. Gate through to the garden.

Double Garage: Up/over door, power, window and door to the garden.

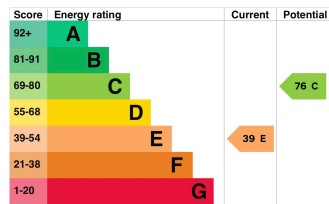
Rear Garden: There is a large, paved terrace beyond which an area of lawn bordered by deep shrub and plant beds, a feature wall with arched doorway and raised timber deck behind. Alpine garden with gravel beds with scrub and chipped slate pathway with storage sheds to the side.

Summerhouse.

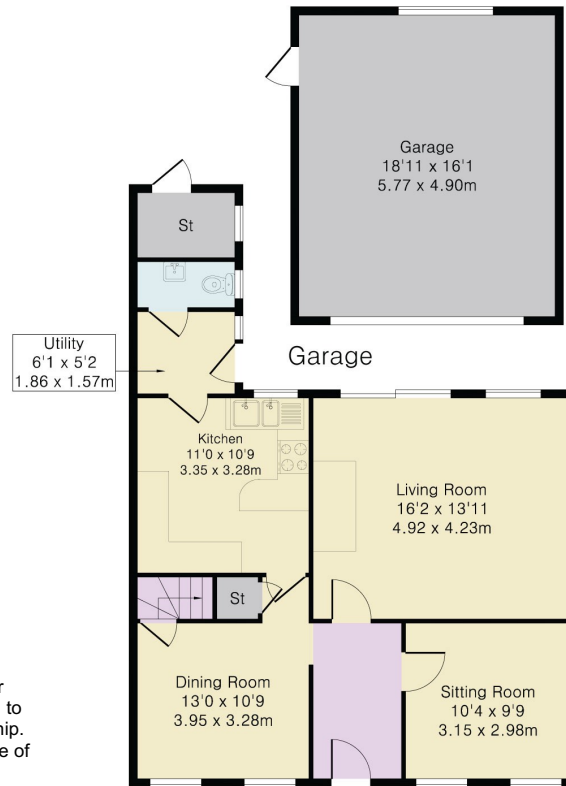


Directions

Turn right from our offices into St Martin's Street, proceed straight through the traffic lights at the town centre into Castle Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout on the A4074, here turn right towards Benson, the property is on the right after 0.7 of a mile.



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.



Ground Floor

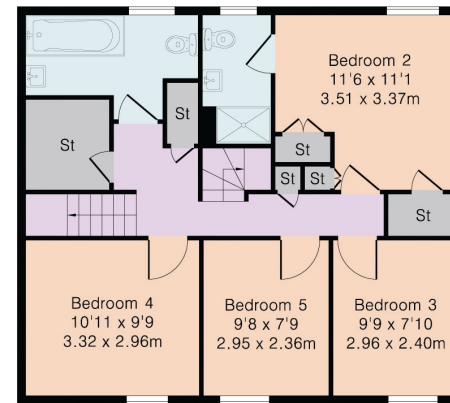
Approximate Gross Internal Area 1856 sq ft - 172 sq m

Ground Floor Area 728 sq ft – 68 sq m

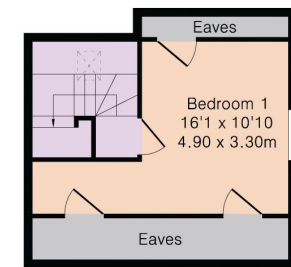
First Floor Area 650 sq ft – 60 sq m

Second Floor Area 174 sq ft – 16 sq m

Garage Area 304 sq ft – 28 sq m



First Floor



Second Floor

