



Ground Floor: Spacious light and airy entrance hall with oak and glass staircase to first and second floors and beautiful oak doors to all ground floor rooms. Dual aspect sitting room featuring wood burning appliance including hearth. Superb kitchen, family/dining room and snug with wood burning appliance including hearth. Fitted units by Oakwood Kitchens and appliances including induction hob with hood, electric oven, integrated fridge/freezer, wine cooler, boiling water tap, integrated dishwasher and combi microwave. Quartz worktops and upstands over units.

The family/dining room features wonderful glazed bi-fold walls to two elevations creating a stunning room which brings the garden in to the house. A utility room off the kitchen provides further access to the outside and houses the domestic sprinkler system including booster tank. Cloakroom with wall hung WC and wash hand basin in vanity unit all by Roca. Dual aspect study to the front. The ground and first floors both feature underfloor heating

throughout from the eco-friendly air source heat pump central heating system.

First Floor of Concrete Construction: Spacious landing with the stunning staircase, a real focal point. Oak doors to bedrooms, family bathroom and airing cupboard. Master suite with walk through dressing area featuring mirrored sliding doors and ensuite bathroom including walk in shower, the suite is by Roca and the shower is thermostatically controlled. Two further double bedrooms with built in wardrobes featuring mirrored sliding doors, a fifth bedroom, airing cupboard and family bathroom including walk in shower, the suite is by Roca and the shower is thermostatically controlled, complete the first floor.

**Second Floor**: Excellent guest suite, ancillary accommodation or funky teenage hideaway the second floor features large bedroom, walk in wardrobe, large storage cupboard and further bathroom including walk in shower, the suite is by

Roca and the shower is thermostatically controlled as is the electrically operated underfloor heating.

Outside: Approached via electrically operated double opening gates on to the large gravelled courtyard which leads to the detached garage. Beautiful landscaped gardens adorn the perimeters and there is gated access to the rear on both sides. With two bays, staircase and store, the detached garage has a games room and shower room above. The rear gardens are laid mainly to lawn with Indian sandstone slabs forming an extensive patio area and mature hedging and trees providing privacy and seclusion.







## ABINGDON TOWN CENTRE - 1.5 MILES

**OXFORD - 8 MILES** 

DIDCOT PARKWAY – (Mainline railway connection to London/Paddington in approx. 45 mins) 9 MILES

FRILFORD HEATH GOLF CLUB – (Three 18 hole courses) 2.5 MILES





Location: Shippon nestles one mile northwest of Abingdon-on-Thames and we first read of the settlement in the Domesday Book of 1086. Ideally located for the A34 providing access to nearby Oxford and with rail links a ten minute drive away at Didcot Railway Station, this highly sought after hamlet still supports its own public house, the Prince of Wales, which is renowned for its food and ales. An excellent range of both independent (Abingdon School, St Helen & St Katharine and The Manor Prep. School) and state schooling is readily available and village life is enhanced by easy access





to the myriad of local amenities on offer at Abingdon-on-Thames.

**Directions**: From the Abingdon-on-Thames junction of the A<sub>3</sub>4 follow the A<sub>4</sub>15 towards Marcham taking the first turning on the right. Take the next right turn on to Barrow Road and continue past the entrance to Dalton Barracks proceeding on to Shippon. Upon entering the village continue past The Prince of Wales public house and turn left on to Elm Tree Walk, where the property will be found on the right identified by a Green & Co for sale board.















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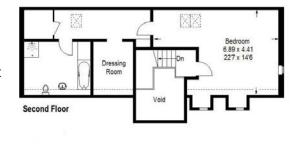
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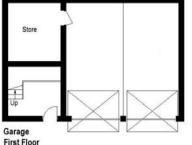
## 2b Elm Tree Walk

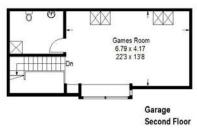












(NOT SHOWN IN ACTUAL

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com @ 2017 (ID374452)

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