



1 Caldicott Close
Shillingford, Oxfordshire
OX10 7HF



JAMESGESNER
- ESTATE AGENTS -



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OIEO £500,000 FREEHOLD

A well-proportioned four-bedroom detached family home, pleasantly situated within a popular cul-de-sac in the sought-after village of Shillingford and offered for sale with the added advantage of no onward chain. The property provides spacious and versatile accommodation, ideal for family living, with three separate reception rooms together with four bedrooms.



The accommodation comprises an enlarged entrance hall with modern cloakroom, leading through to a spacious 18' lounge opening into the dining room. The fitted kitchen benefits from side door access, whilst to the rear is a spacious conservatory overlooking the garden. This in turn leads to a generous utility room/home office, providing a versatile additional space, with an integral door giving direct access to the garage. On the first floor you will find four double bedrooms (two with Sharps fitted wardrobes and matching cabinets) and a modern shower room.

Outside, there is a large private driveway providing parking for up to four vehicles comfortably, together with a garage and gated side access leading to the rear which offers a pleasant and manageable space, an attractive outside space without being overly demanding to maintain. Laid to lawn and patio with the added benefit of a garden shed.



Further benefits include central heating via a newly installed Samsung air source pump (November 2025) with guarantee and double glazing throughout. The property offers an excellent opportunity for buyers looking to settle within this popular South Oxfordshire village.

Shillingford is a delightful South Oxfordshire hamlet with the River Thames running through and surrounded by rolling countryside. Shillingford offers excellent commuter access to the M40, M4 & the A34. The larger market town of Wallingford is approximately 3 miles distant that offers a full selection of shops, restaurants and other public amenities.

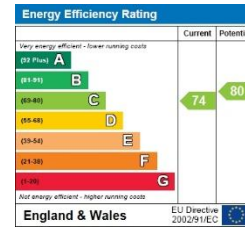
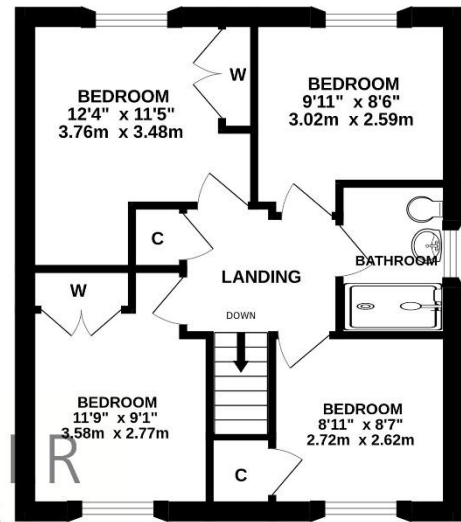
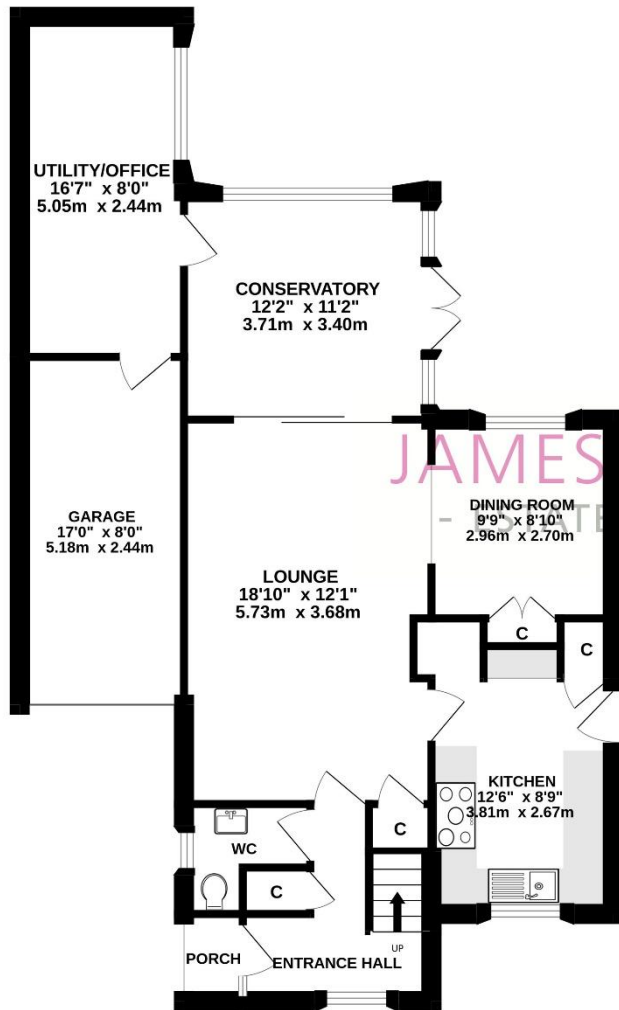
The mainline station of Didcot is within approximately ten minute drive that offers direct access to London Paddington, Reading & Oxford. The local Primary School is a short walk to the adjacent village of Warborough where you will also find a village shop with post office. There is also a regular bus service serving Oxford and Reading. Further amenities can be found in Besen which is within 2 miles and Henley on Thames c. 13 miles.



GROUND FLOOR
963 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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