



Hobbyhorse Lane, Abingdon, OX14 4BB

Guide Price £570,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

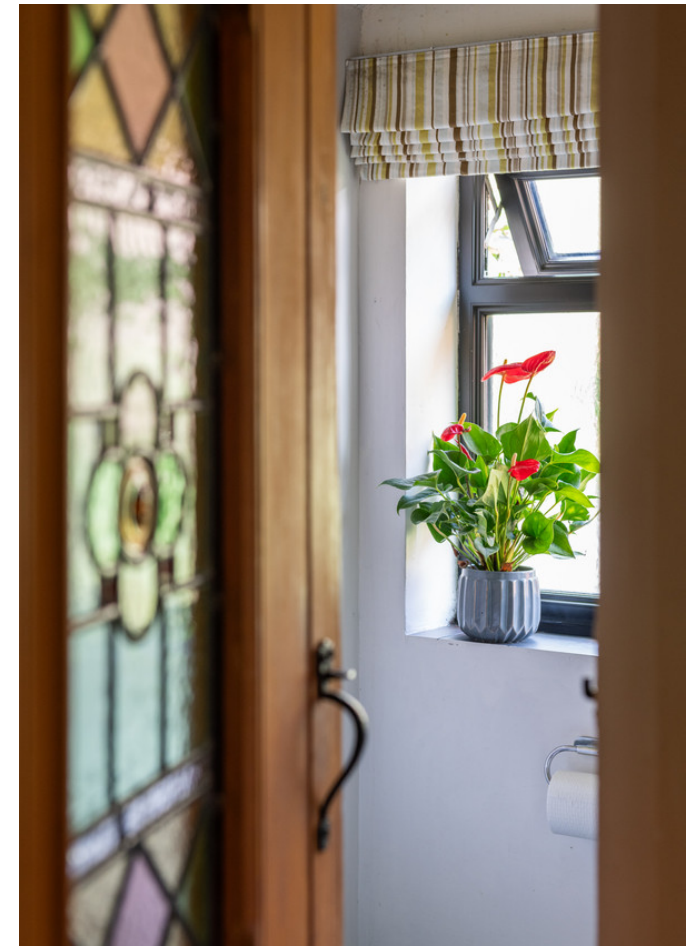
Set back from the road, benefiting from a large front garden, with a gravel path leading to the front door. To the rear is ample off road parking, and access to the property via the dack gate. At the rear of the property is large garage/workshop, fit with electrics and approximately 365ft2.

Inside, the property comprises a hallway, with access directly to the cloakroom, the utility room and the living room. Throughout the property, are characterful features including vaulted ceilings, exposed beams and unique nooks. The kitchen, towards the rear is one of the key rooms in this family home, with a large oven built into the wall recess and an island with a breakfast bar, making it suitable and versatile for all families. The great sized living room, to the front of the property has a lovely log burner with a red brick fireplace.

Upstairs the property has two double bedrooms and one single. Both double bedroom have built in storage facilities and the property offers a loft space for extra storage capability. On the first floor is also a family bathroom.

Some material information to note: Freehold, standard construction brick and tiled roof house. Mains drains, water, electricity. Offcom checker indicates standard to superfast broadband is available at this postcode. Offcom checker indicates mobile availability is available with O2, Vodaphone. The government portal generally highlights this as a very low risk of flooding. To our knowledge, there are a few covenants relating to this property. For more information please call the office.





Key Features

- Three Bedroom Semi-Detached
- Period Property with Characterful Features
- Log Burner
- Open Plan Kitchen/Diner
- Generous plot with large front and rear gardens
- Large outbuilding
- Ample parking
- Popular village location
- Council Tax Band D
- EPC Rating: D

The Location

Sutton Courtenay is a highly regarded Thameside village highly praised for its many historic and architecturally interesting homes interspersed with open greens contributing to its very aesthetically pleasing street scenes. The village offers a number of facilities catering very adequately for its close-knit community. Abingdon-on Thames is within 5 miles offering comprehensive shopping schooling and recreational amenities. There is quick and easy access to the nearby A34 connecting northbound to Oxford and the M40 southbound to the M4. For commuters Didcot Parkway is within 4 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes.

Thomas Merrifield and their clients give notice that:

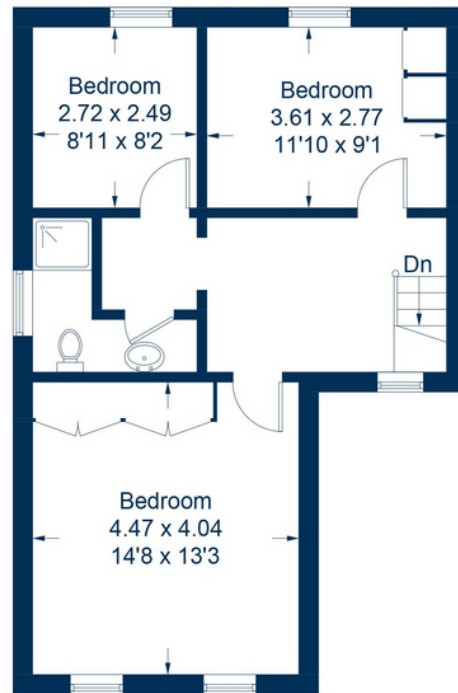
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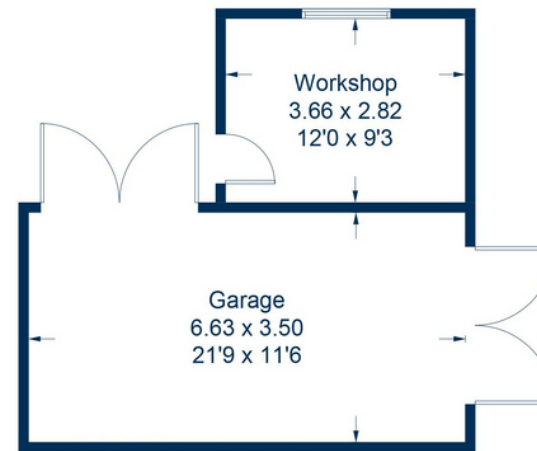
Approximate Gross Internal Area
Ground Floor = 58.2 sq m / 626 sq ft
First Floor = 51.7 sq m / 556 sq ft
Garage / Workshop = 34 sq m / 366 sq ft
Total = 143.9 sq m / 1,548 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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