



Walker Lane, Abingdon, OX13 5NH

Guide Price £735,000 Freehold

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SALES LETTINGS



The Property

Nestled towards the back of a sought after development, and surrounded by communal greens and established greenery, this well balanced and wonderfully presented property becomes available to view.

The property comprises, on the ground floor, an inviting and light entrance, double doors leading to a large, double aspect lounge. The hub of the home is the spectacular kitchen/diner, with intergrated appliances, a sepearate utility room and direct access to the garden. The ground floor also benefits from having a versatile, extra reception room currently being used as a snug but alternatively could be a brilliant sized study space, play room or ground floor bedroom. Under floor heating is fitted throughout the whole of the ground floor and extra features include chrome/copper effect sockets, hot tap, a wine cooler and bi-fold doors. The condition, presentation and layout within, makes this property a must view. Similarly to the ground floor, upstairs offers four double bedrooms, one equipped with an en-suite and three with built-in wardrobes. On the first floor is also a family bathroom. The higher than usual ceiling heights, precisely designed handrails and skirting boards all add to this properties personality.



The property has a double garage and plenty of parking. The rear garden offers privacy and a southerly facing aspect benefitting from the evening sun.



Key Features

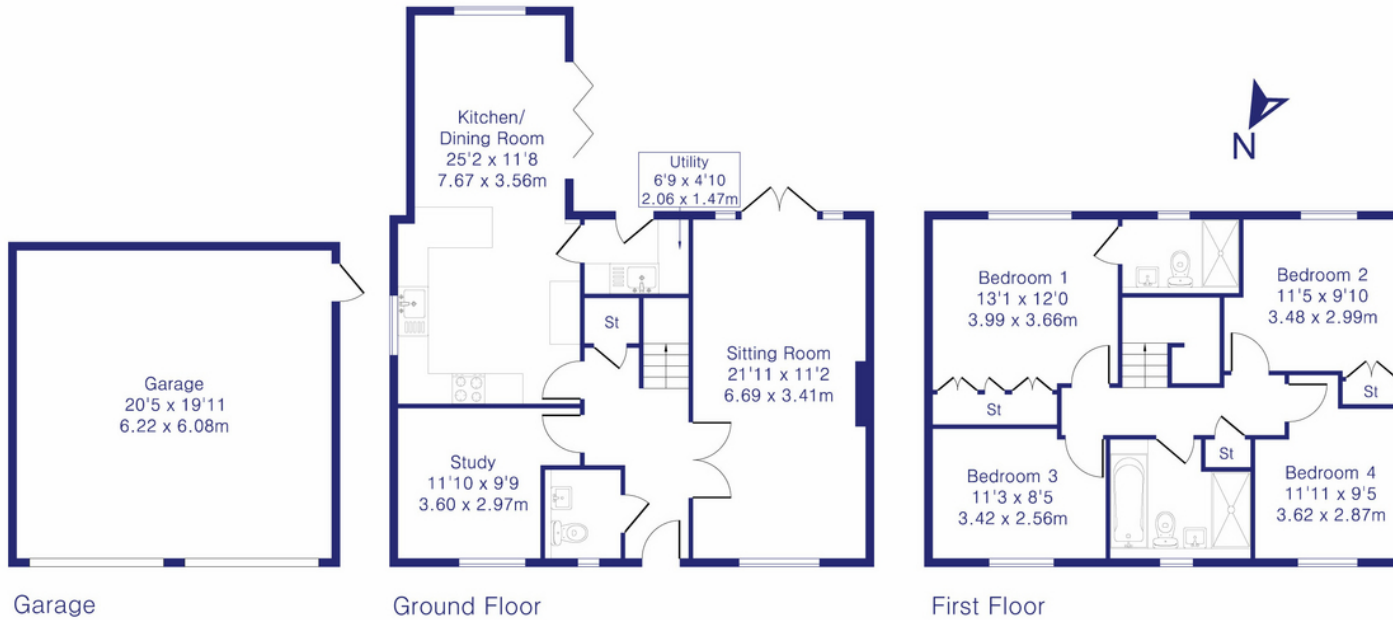
- Detached four bedroom
- Versatile living
- Beautifully presented
- Private rear garden
- Double garage
- Communal greens
- En-suite
- Open plan kitchen/diner
- Council Tax Band: F
- EPC Rating: B

The Location

Southmoor having merged with Kingston Bagpuize is a medium size village in a semi-rural environment approximately 8 miles to the west of Abingdon and features a thriving community which is well catered for with local shops, village hall, pub, café, and primary school. Many revered private schools are within easy access. In addition, there are a good number of clubs including a cricket, tennis and football club. There is also a regular bus service and ease of access to Oxford (approx. 9 miles), Witney (9 miles), Faringdon, Wantage and Swindon which are slightly further afield.



Approximate Gross Internal Area 1865 sq ft – 174 sq m
 Ground Floor Area 793 sq ft – 74 sq m
 First Floor Area 665 sq ft – 62 sq m
 Garage Area 407 sq ft – 38 sq m



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