



Brewer Close, Steventon, OX13 6SX

Guide Price £635,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





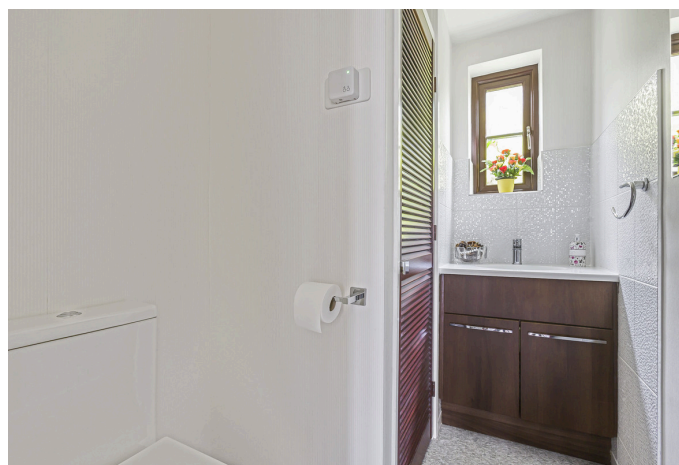
The Property

Tucked away in an exclusive close of just five homes, Paddock House is a spacious, well-maintained detached property offering a balance of village charm and practical convenience. Built in 1982, it enjoys a peaceful setting with front and rear gardens regularly visited by local wildlife, including deer.

The accommodation includes an entrance hall, cloakroom/WC, a comfortable sitting room, separate dining room, kitchen, principal bedroom with en-suite, three further bedrooms, and a family bathroom. Outside, the property features a double garage, a generous driveway providing ample parking, and attractive gardens to both the front and rear.

Perfectly positioned just a minute's walk from Steventon's historic medieval causeway, village green, and open countryside, the home also offers excellent connectivity. Bus routes to Didcot, Abingdon, Oxford, and Wantage are just a short walk away, and the A34 is easily accessible by car.

Historic Planning drawings suggest exciting potential for future extension, including options to reconfigure the kitchen/dining space, build to the side, or convert the garage—highlighting the flexibility and long-term appeal of this well-located family home.





Key Features

- No onward chain
- Quiet cul-de-sac location in the heart of this well-served Oxfordshire village
- Double garage and large private driveway providing ample off-road parking
- Well-maintained front and rear gardens with regular visits from local wildlife
- Scope for extension and reconfiguration (historic plans available, STPP)
- Just a short walk to Steventon's village green, shops, pubs, and medieval causeway
- Excellent transport links to Didcot, Abingdon, Oxford and the A34 nearby
- EPC Rating C - Council Tax Band E



The Location

Brewer Close is a quiet residential cul-de-sac located in the heart of the popular village of Steventon. This well-connected community offers a blend of rural charm and everyday convenience, with a range of amenities including a Co-op store, two traditional pubs, village hall. The village is also home to a well-regarded primary school, with secondary schooling available nearby in Abingdon, Didcot, and Wantage.

For commuters, Steventon is ideally positioned with quick access to the A34 and excellent public transport links, including regular bus services to Didcot Parkway (for fast trains to London), Abingdon, Oxford, and Wantage. The surrounding countryside and historic causeway provide scenic walking routes and a strong sense of community, making it a sought-after location for families and professionals alike.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Garage & private driveway.
- Broadband Coverage: Superfast broadband speed is available at this property along with coverage from O2, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.



Approximate Gross Internal Area 1333 sq ft - 125 sq m

Ground Floor Area 522 sq ft – 49 sq m

First Floor Area 522 sq ft – 49 sq m

Garage Area 289 sq ft – 27 sq m



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2. Any areas, measurements or distances are approximate.

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