



Norwood Avenue, Southmoor, OX13 5AD

Guide Price £560,000 Freehold

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The Property

Tucked away at the end of a peaceful cul-de-sac, this extended detached home combines space, style, and practicality in equal measure. Thoughtfully updated, it offers a well-balanced layout with modern finishes and plenty of room for family living.

Perfectly positioned within walking distance of village shops and in catchment for the local primary school, the property features a generous sitting room and a separate family room overlooking the garden. At the heart of the home is a stunning 20ft open-plan kitchen/dining area — light-filled, sociable, and designed for both everyday life and entertaining.

The ground floor also includes a cloakroom, a utility room, and internal access to the 20ft garage. Upstairs, there are four well-proportioned bedrooms — three doubles and a spacious single. The principal bedroom enjoys a sleek en-suite shower room, while the rest of the family are served by a stylish bathroom.

The south-facing rear garden is private and inviting, mainly laid to lawn with a patio seating area, mature borders, and a useful shed. Solar panels enhance energy efficiency, and to the front there is ample driveway parking in addition to the garage.





Key Features

- Sought-after Southmoor village location
- Quiet cul-de-sac setting
- Extended and updated detached home
- 20ft open-plan kitchen/dining room
- Two versatile reception rooms
- Four bedrooms, en-suite to principal
- South-facing private rear garden
- Driveway parking and 20ft garage
- EPC Rating D - Council Tax Band F



The Location

Norwood Avenue is set in the popular village of Southmoor, known for its welcoming community and excellent local amenities. Within walking distance you'll find everyday essentials including shops, a post office, and a choice of pubs, while nearby Abingdon and Witney offer a wider range of leisure, dining, and shopping options.

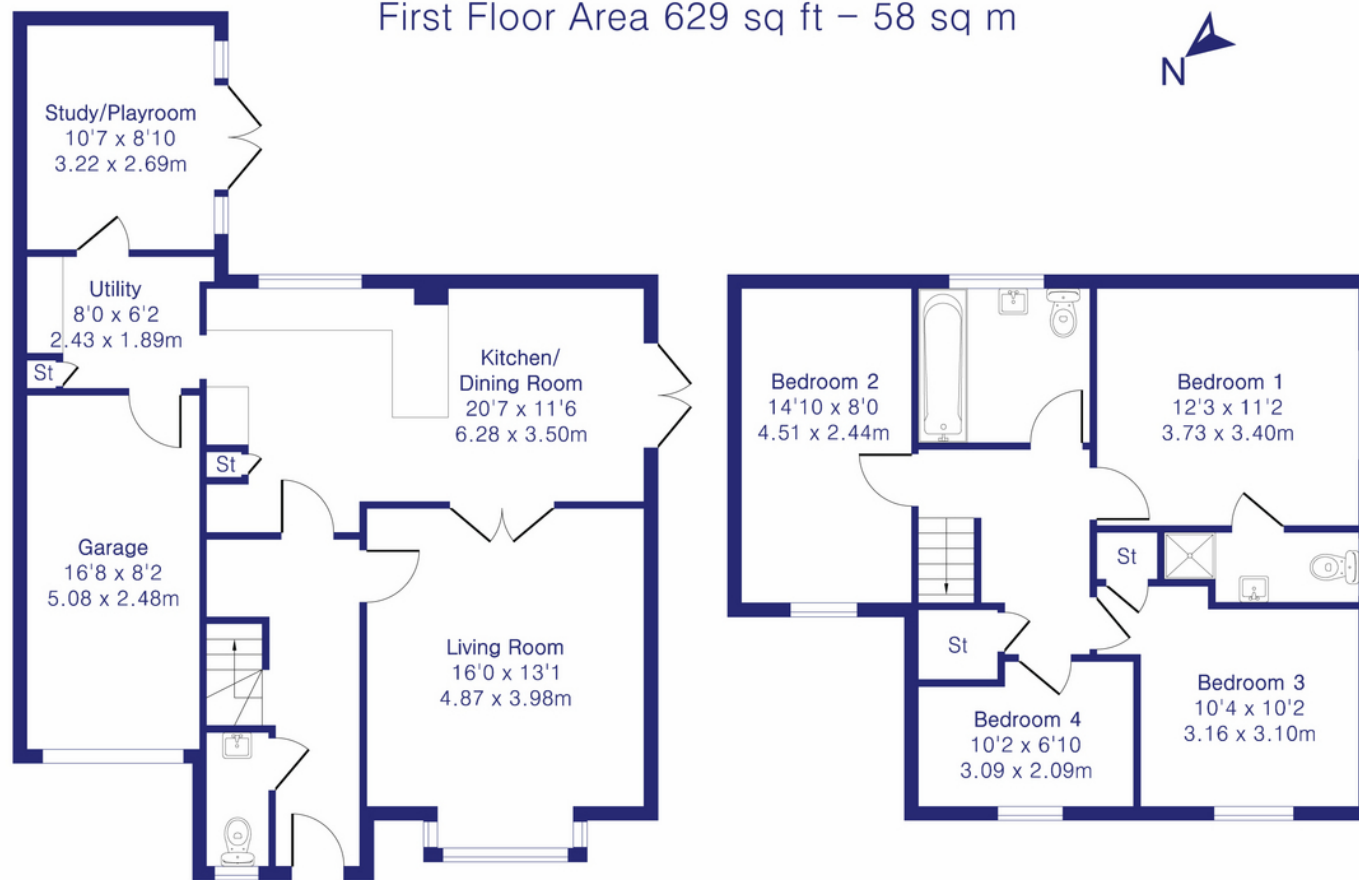
With excellent transport links via the A420, both Oxford and Swindon are easily accessible, making Southmoor a convenient base for work, travel, and enjoying everything the region has to offer.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Approximate Gross Internal Area 1457 sq ft - 135 sq m (Including Garage)

Ground Floor Area 828 sq ft – 77 sq m

First Floor Area 629 sq ft – 58 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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