



40 Gozzards Ford, Abingdon, OX13 6JH

Guide Price £385,000 Freehold

THOMAS
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SALES LETTINGS



The Property

This three-bedroom semi-detached home combines period features with modern updates and benefits from open countryside views to both the front and rear. The property includes a front-facing living room with a solid fuel-burning cast iron stove, and an extended, well-equipped kitchen that opens to a separate dining area overlooking the rear garden.

The first floor provides three well-proportioned bedrooms, with a family bathroom located on the ground floor. Externally, the property offers a fully enclosed south-east facing rear garden and a front garden with off-road parking for several vehicles.

Material Information to note:

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Electric panel heating.
- Parking: Driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Right of Ways/Easements: None known.
- Restrictions & Covenants: None known.
- Building Safety / Planning Issues: None known.

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.





Key Features

- Rural location in Gozzards Ford near Abingdon
- Open countryside views front and rear
- Extended and well-equipped modern kitchen
- Ground floor family bathroom
- Fully enclosed south-east facing rear garden
- Front garden with off-road parking for several vehicles
- EPC Rating: E
- Council Tax Band: C

The Location

Gozzards Ford is a small hamlet located between Abingdon and Marcham, offering a peaceful rural setting surrounded by open countryside. The area provides a mix of traditional cottages and family homes, with good access to nearby amenities in both Abingdon and Wantage. Excellent transport links connect residents to Oxford and the A34, while local footpaths and bridleways make it ideal for those who enjoy walking or cycling.



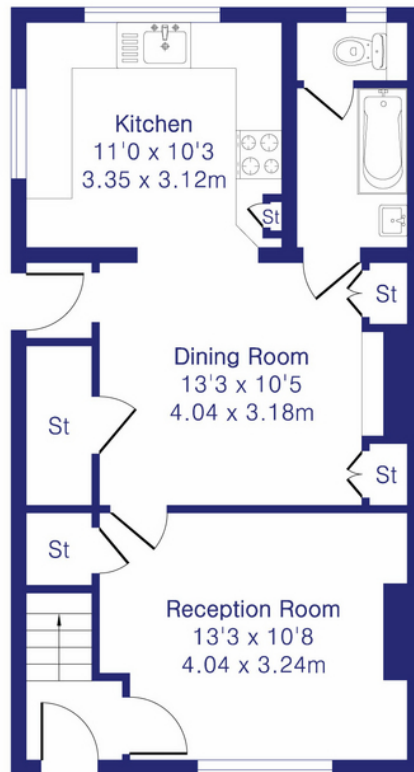
Approximate Gross Internal Area 871 sq ft - 81 sq m

Ground Floor Area 520 sq ft – 48 sq m

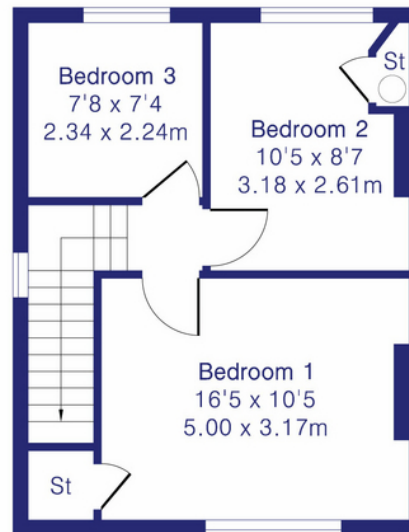
First Floor Area 351 sq ft – 33 sq m



Garden
54'0 x 27'0
16.45 x 8.23m



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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