



16 Home Close, Abingdon, OX13 6DB

Guide Price £425,000 Freehold

THOMAS
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SALES LETTINGS



The Property

With no onward chain, this three-bedroom semi-detached bungalow on Home Close, Wootton, offers spacious and versatile accommodation throughout.

On the ground floor, the property comprises an entrance hallway, a generous lounge to the front, and a large kitchen with ample storage, featuring a tower oven and spaces for both a washing machine and dishwasher. The kitchen provides room for a breakfast or dining table, while the lounge is also large enough to accommodate dining furniture, offering flexibility in how the space can be used.

Beyond the main living areas are three bedrooms—two doubles and a larger-than-average single (2.87m x 2.48m)—along with a family bathroom completing the ground floor layout. The loft space offers potential for conversion, subject to building regulations, as many neighbouring properties have already extended to create additional living space.

Outside, the property benefits from a good-sized, private rear garden and a lawned front garden, which offers scope to convert into a driveway if desired.



Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: On road & parking.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Vodafone & EE.

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



Key Features

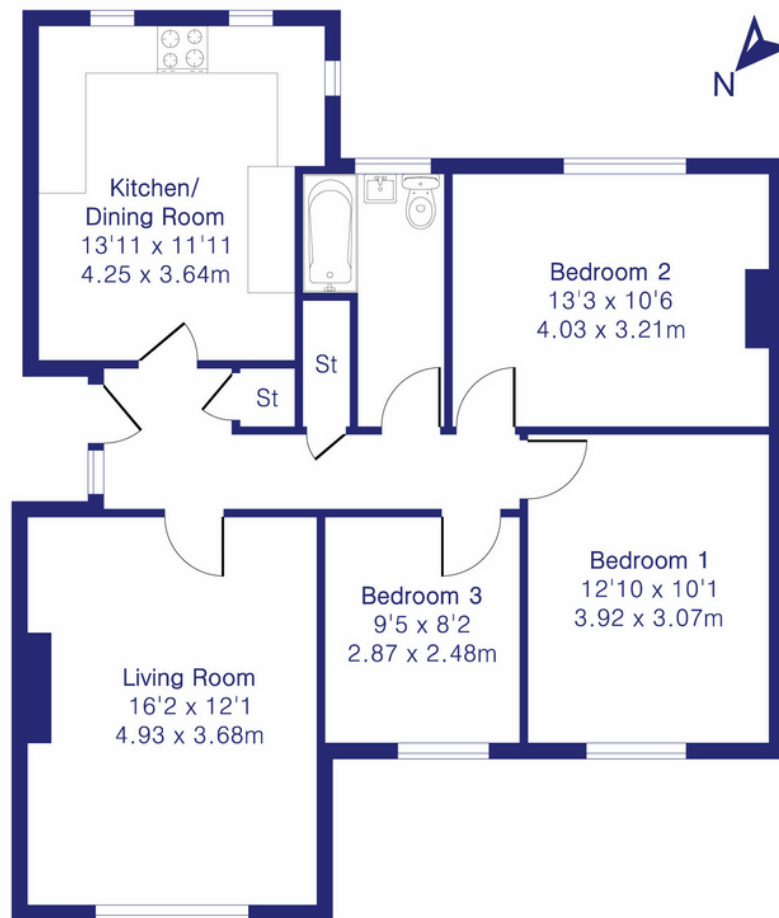
- No onward chain
- Spacious three-bedroom layout, including two doubles and a generous single
- Opportunity for loft conversion, subject to building regulations
- Private, well-sized rear garden
- Potential to add off-road parking by converting the front garden
- Quiet and private cul-de-sac location within popular Wootton village
- Great potential to modernise and add value over time
- EPC: C
- Council Tax: D

The Location

Wootton is a sought-after village offering a blend of rural charm and modern convenience. It provides a range of local amenities including shops, schools, and pubs, with nearby countryside walks and green spaces. The area benefits from excellent transport links, with easy access to the A421, A6, and M1, as well as rail connections to London via Bedford and Milton Keynes. Wootton is ideal for families and commuters alike, combining a friendly community atmosphere with great connectivity.



Approximate Gross Internal Area 865 sq ft - 80 sq m



Ground 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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