



THOMAS  
MERRIFIELD  
SALES LETTINGS

26 Parklands, Besselsleigh,  
Abingdon, OX13 5PN



## 26 Parklands, Besselsleigh, Abingdon, OX13 5PN

A superb five bedroom detached house set in 26 acres of communal parkland with excellent access to Oxford, the surrounding villages and local amenities.

- Entrance hall with store cupboard
- Study
- Open-plan kitchen/living/dining room
- Sitting room with doors to the garden
- First floor three bedrooms one with en-suite
- Second floor two further bedrooms and en-suite
- Driveway and landscaped garden
- Enclosed rear garden extending to circa 87' (26m)
- Council Tax Band: G
- EPC Rating: C

Constructed in 2021 the spacious accommodation comprises, entrance hall with cloakroom, study. A particular feature of this property is the stunning kitchen/living/dining room with its comprehensively fitted kitchen area, the ground floor is completed with a sitting room which benefits from a ethanol burner. On the first floor there is a master bedroom with en-suite, two further bedrooms and a family bathroom. On the top floor there is a guest bedroom with en-suite and bedroom five.

Outside, to the front block paved driveway and land scaped garden and gated access leading the enclosed rear garden which extends to circa 87' (26m).



**Guide Price £925,000 Freehold**





According to Ofcom, Standard & Ultrafast broadband is available and mobile voice and data coverage is likely with certain providers inside and outside.

The property is well placed for access into Oxford city centre (five miles) and Oxford Railway Station providing a fast 50 minute service to London Paddington. Road networks via the A420 provide access to the A34 at Botley interchange.

Nearby Cumnor is 1.5 miles away with access to the city via Botley Road. The village itself is community lead with a well-regarded primary school, village school and post office, butcher, two public houses and church.





## Approximate Gross Internal Area 2054 sq ft - 191 sq m

Ground Floor Area 806 sq ft – 75 sq m

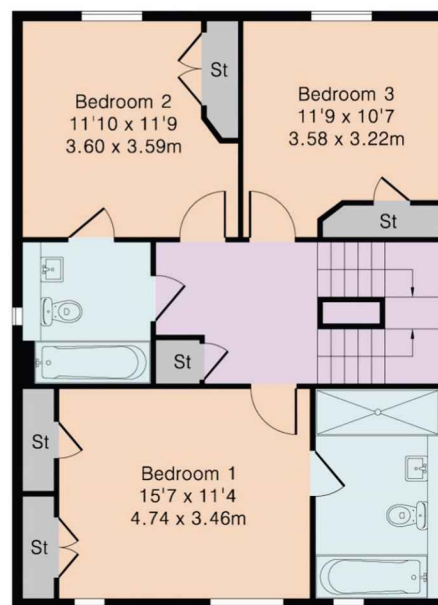
First Floor Area 695 sq ft – 65 sq m

Second Floor Area 440 sq ft – 41 sq m

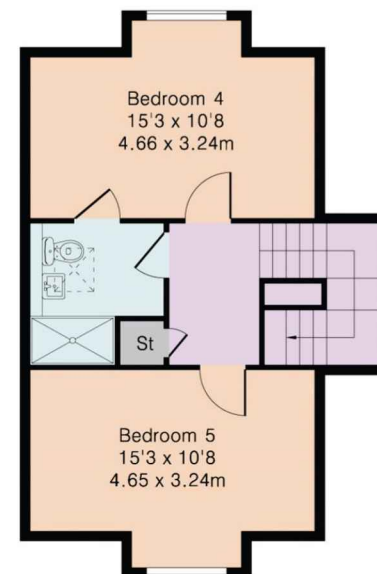
Outbuilding Area 113 sq ft – 10 sq m



Ground Floor



First Floor



Second Floor

