



THOMAS
MERRIFIELD
SALES LETTINGS

28 Parklands, Besselsleigh,
Abingdon, Oxford, OX13 5PN

28 Parklands, Besselsleigh, Abingdon, OX13 5PN

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

- Entrance hall and cloakroom
- Kitchen/sitting/dining room
- Utility room
- First floor three bedrooms, two en-suite
- Second floor two bedrooms and bathroom
- Garage and block paved driveway
- Enclosed rear garden extending to circa 87' (26m)
- Service Charge: £1000 pa for grounds
- 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 and utility room, the ground floor is completed with a sitting room with gas fire. 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 bedrooms five.

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

Guide Price £875,000 Freehold

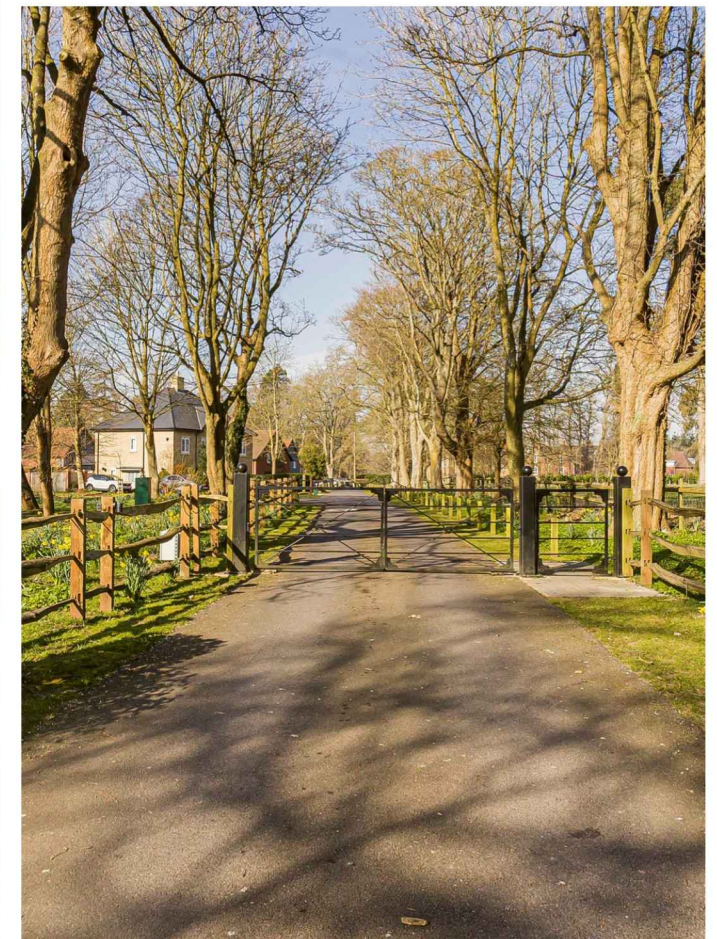
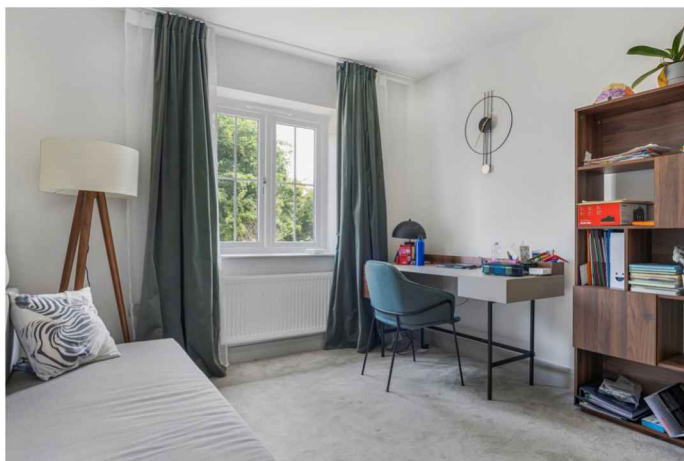




According to Ofcom, Standard & Ultrafast broadband is available and mobile voice and data coverage is likely with certain providers inside and outside.

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 1810 sq ft - 167 sq m
(Excluding Garage)**

Ground Floor Area 704 sq ft – 65 sq m

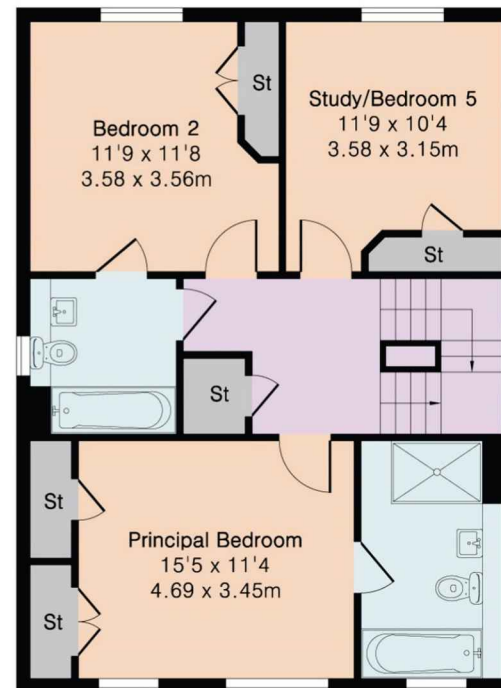
First Floor Area 704 sq ft – 65 sq m

Second Floor Area 402 sq ft – 37 sq m

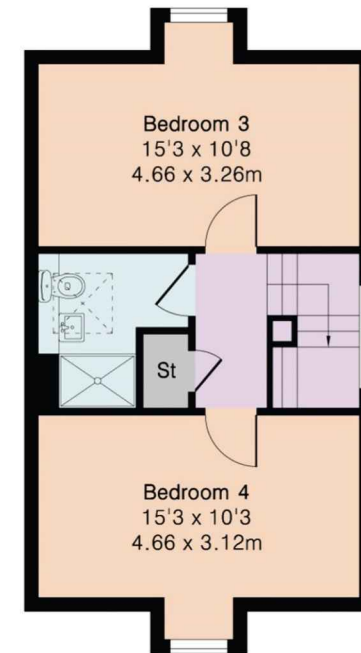
Garage Area 185 sq ft – 17 sq m



Ground Floor



First Floor



Second Floor