



159B Abingdon Road, Standlake, Oxfordshire

Offers Over £799,950





## 159B Abingdon Road, Standlake, Oxfordshire

This charming and well-presented four-bedroom detached home, built in 1996 in a prestigious non estate location, offers an excellent blend of space, style, and potential. Situated in the picturesque village of Standlake, this property is perfect for family living or those seeking a rural retreat with easy access to nearby towns, cities, and transport links. With its spacious interiors, modern features, beautifully landscaped outdoor spaces, and an abundance of natural light, it strikes the ideal balance between comfort and opportunity for personalisation. Whether you're looking for a forever family home or a property to make your own, this home has endless appeal.

On the ground floor, the welcoming hallway sets the tone with its bright, open feel and thoughtful layout. The dual-aspect living room is filled with natural light, thanks to its triple-glazed windows and patio doors leading directly to the rear garden. A working fireplace serves as the room's focal point, creating a cosy atmosphere for relaxing or entertaining. Adjacent to the living room, the dining room provides a refined setting for family meals or hosting guests. This elegant space, featuring solid oak flooring, flows seamlessly into a modern conservatory equipped with mains heating and oak flooring, offering a versatile room for year-round enjoyment.

The kitchen, with its adjoining utility room, is both practical and full of potential. While the current layout is functional, there is exciting scope to reconfigure and open up the space into the dining area, creating a modern open-plan layout. The utility room also provides external access and additional storage, while the refurbished cloakroom completes the ground floor with added convenience. Together, these spaces create a welcoming, highly adaptable area ideal for both day-to-day living and entertaining guests.







## Elegant Bedrooms and Luxurious Comforts

The first floor of this delightful home continues to impress with its well-designed layout and generous proportions. The spacious landing serves as a central hub, offering versatility for use as a study or reading area. It also provides access to multiple storage options, including a large cupboard and an airing cupboard. The primary bedroom is a true retreat, featuring a dual-aspect layout that floods the room with natural light. Built-in wardrobes and a dressing unit provide practical storage, while the recently refurbished en suite boasts a double walk-in shower and a skylight, adding a touch of luxury to the space.

The additional three bedrooms are all well-sized doubles, offering flexibility for family use, guest accommodation, or a home office. Each room is thoughtfully designed, with features such as built-in wardrobes and dormer windows enhancing their charm and functionality. The family bathroom has been tastefully refurbished, offering a contemporary suite that includes a bath with a rainfall shower and underfloor heating for added comfort. Together, these spaces provide everything needed for modern family living, blending practicality and style seamlessly.









## Tranquil Gardens and Village Charm

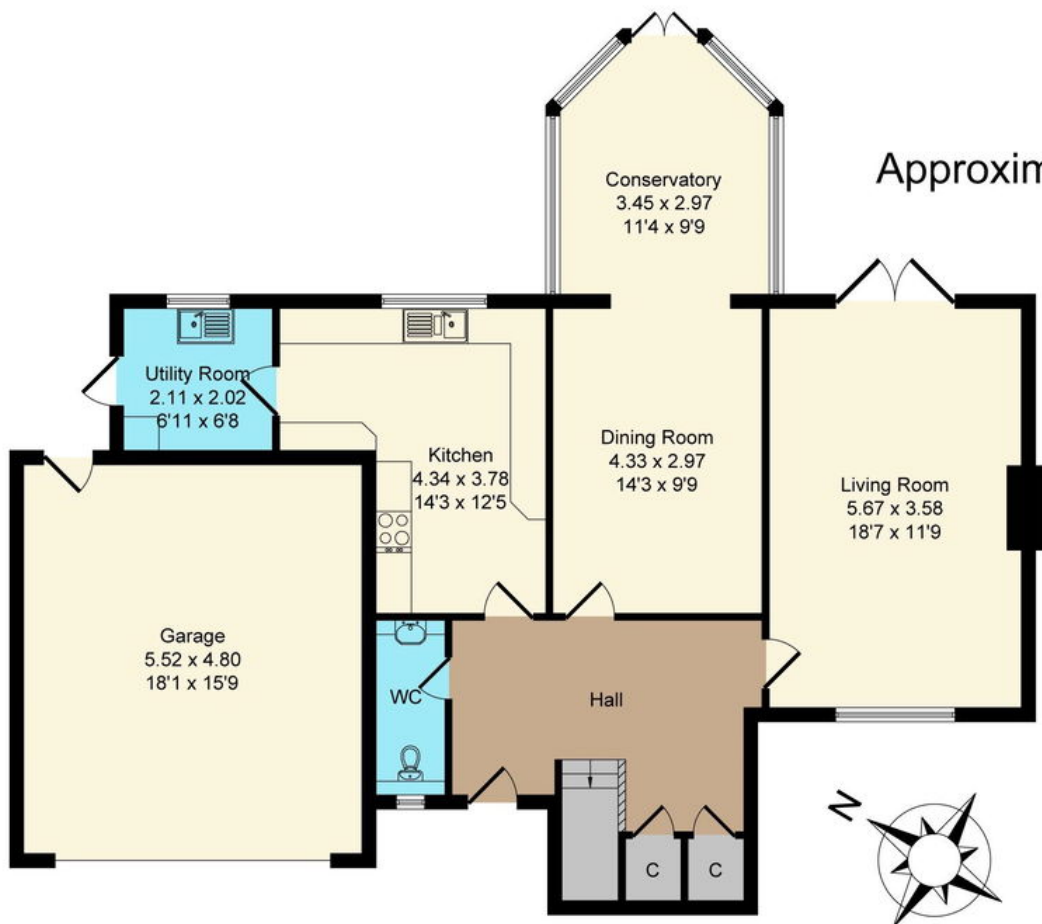
With a plot size exceeding 600 square meters, the outdoor spaces of this property are as impressive as the interior, offering a perfect blend of practicality and charm. At the front, a large private driveway provides parking for several vehicles, while the double garage with electric doors offers secure parking or storage. The garage is fully equipped with power and lighting, making it a versatile space for a workshop or hobby area.

The rear garden is a peaceful retreat, beautifully landscaped to provide a private and tranquil setting. North-east facing, it enjoys a blend of sunlight and shade throughout the day, making it perfect for relaxation or outdoor entertaining. The garden features well-maintained lawns, mature planting, and thoughtfully designed spaces, including a log store and shed. With side access on both sides, the outdoor area is both functional and inviting.

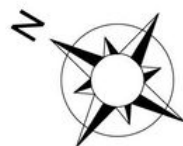
Standlake is a quintessential Oxfordshire village offering a unique combination of rural charm and convenience. Surrounded by scenic countryside, the village boasts strong local amenities such as a primary school, village shop, and a welcoming pub. Nature enthusiasts will enjoy the nearby Standlake Common Nature Reserve, with its serene walking trails and abundant wildlife. With excellent transport links from Didcot Parkway and Oxford Parkway to London Paddington and Canary Wharf and easy access to the market town of Witney and the city of Oxford, Standlake provides the perfect balance of countryside tranquillity and urban convenience.



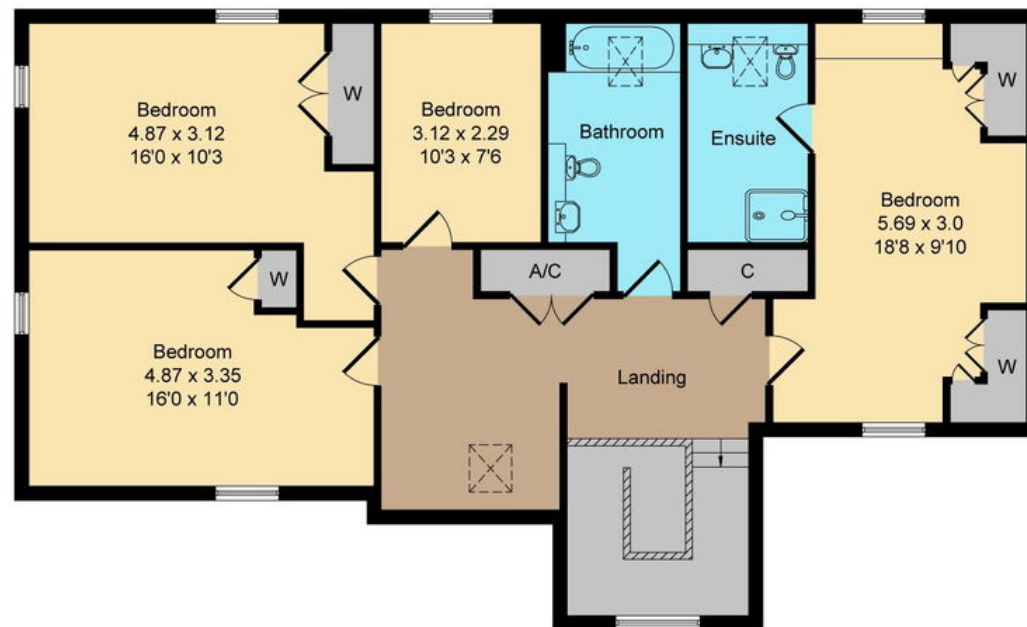




**Ground Floor**



Approximate Gross Internal Area = 203.05 sq m / 2186 sq ft



**First Floor**