



Butts Road, Horspath

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Entrance Hall

Large cloaks cupboard, ceiling downlights, cupboard housing gas boiler, dado rails, radiator, coved ceilings.

Bedroom One

12' max. x 11' max.

Double glazed window to front, double mirrored wardrobe, parquet flooring, coved ceiling, radiator.

Bedroom Two

11' max. 9'10" max.

Double glazed window to front aspect, double wardrobe, wood laminate flooring, and coved ceiling.

Bedroom Three

11'5" max. x 8'7" max.

Double glazed window to rear aspect,

radiator and coved ceiling.

Shower Room

Beautifully refitted comprising a low level WC, vanity wash hand basin with generous built in storage and a separate shower cubicle. Floor and walls fully tiled.

Kitchen

14'4" max. x 8'7" max.

Double glazed window to rear aspect, French doors to rear garden. The kitchen comprises a selection of floor and wall units in a contemporary 'J groove' beech finish with a built in oven, hob, extractor over.

Dining Area

11' max. x 8'7" max.

Ceiling downlights, tiled floor, two

radiators, TV point and steps to the kitchen.

Upper Sitting Room

9'11" max. x 8'6" max.

Radiator, steps to the lower sitting level area.

Lower Sitting Room

16'4" max. x 9'1" max.

Patio doors to rear garden and a radiator.

Utility

7'11" max. x 7'9" max.

Workshop

14'8" max. x 8'4" max.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Located within this sought village is this well presented three bedroom detached bungalow set on an elevated plot with a pleasant outlook across the village.

In brief the accommodation comprises the three double bedrooms (two with built in wardrobes) a split level kitchen/dining area which has been refitted by the present owner with a contemporary beech 'J-Groove' kitchen, the upper dining area leads through to the split level sitting area providing two spaces for relaxing and potentially a snug/home office area. The refitted shower room completes the internal space.

Externally the front garden provides ample driveway parking which via gated side access leads to the detached single utility and workshop space. The garden is an ideal sun lover's trap, again with multiple levels benefiting from a private patio, raised decked area and two outside taps.

Additional benefits to the property include a recently serviced burglar alarm and PIR security lighting to front, side and rear.

Horspath is an attractive South Oxfordshire village, within easy reach of the city of Oxford (4 miles) and Headington (3.3 miles). The village of Horspath has a good range of local amenities including a convenience store, church, pub, and a highly regarded primary school. For the sports enthusiasts, there is a thriving cricket club, football club, Oxford City Athletics Club and Oxford Harlequins RFC. An hourly bus route to the city of Oxford with its array of shops and cultural venues.

Price

£550,000

Tenure: Freehold

EPC Rating: D

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