



Harding Vale, Steventon, Abingdon

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Upon arrival to the property you are met with a driveway which can comfortably house up to four vehicles, a large double garage with overhead storage, convenient side entrance into the utility room off the driveway & side gate into the garden.

The front of this home is particularly pretty and the borders outlined by mature well maintained hedges.

With welcoming entrance hall the following can be found; dining room, utility room, open plan kitchen/diner, living room, study & downstairs w/c..

The kitchen is particularly impressive with fully integrated appliances including; six ring gas hob, two single ovens and extractor fan, fridge/freezer, dishwasher and

granite worktops throughout. The true 'hub of the house' ideal for entertaining or families who like to dine together with a large open space which looks out through the French doors into the private landscaped garden.

Upstairs equally will not disappoint, with five double bedrooms, two en-suites & a family bathroom.

The private landscaped garden is larger than expected and is fully enclosed by brick surround, raised flower beds, patio with the added benefit of a raised decking area ideal for alfresco dining & plenty of lawn to enjoy!

The garden is particularly sunny in the summer where the sun can be captured until 10pm.

Steventon is one of Oxfordshire's prime villages with many fine and notable Grade II listed buildings, a large village green and cricket ground. It has a thriving community with a village shop, bakery and tea room, primary school and 14th century church.

The village is located approximately 4 miles south of Abingdon where there is a wide range of shops and services.

The village is on a major bus route (X2) with quick access to Didcot Station via Milton Park, and to Abingdon and Oxford. Didcot Parkway is about 4 miles away connecting to London Paddington in

approx. 45 minutes.

The nearby A34 provides an easy connection to Oxford to the north and to Newbury and the M4 to the south.

Schooling in the area is also excellent with a wide range of state and private schools to include Abingdon School, Our Ladies, The Manor Prep School and the school of St Helen and St Katherine, all of which are in Abingdon and St Birinus and Didcot Girls School, both in Didcot.





Living Room

12'2 X 16'11

Offering a large space ideal for a three piece suite or large corner sofa. An electric fire with fireplace surround to offer extra warmth and cosy feel in the winter months. Laid with neutral carpet and beautifully lit with natural light from the french doors which open out onto the patio and private garden.

Study

6'11 X 11'8

Ideal office space which sits to the front of the property, could easily be used for more than one person and features a stylish accent wall and laid with carpet for extra warmth.

Dining Room

11'4 X 11'8

Currently utilised as a second lounge, this room could serve multi purpose, whether it be, a play room or dining room. TV points installed. Stylish wallpaper and neutral decoration, laid to carpet and boasts excellent light from the large bay window to the front of the property.

Kitchen

10'1 X 11'5

Stunning open plan kitchen which boasts integrated appliances to include, fridge/ freezer, dishwasher, two single ovens, extractor and six ring gas hob. Ideal for entertaining and those keen cooks, with ample work top space, all of which are granite and plenty of cupboards for storage

Family/Breakfast Area

10'2 X 14'1

Open plan to the kitchen, this space is ideal for entertaining/family dinners, or simply a cup of coffee in the sunshine by the large windows and french doors which look out into the pretty garden. This space could suitably house a dining table and chairs for ten, or indeed an extendable table for those festive/family events.

Bedroom One

11'10 X 13'8

Double bedroom with En-Suite

Bedroom Two

10'4 X 11'11

Double bedroom with En-Suite

Bedroom Three

8'10 X 14'9

Bedroom Four

10'7 X 11'10

Bedroom Five

10 X 10'6

Double Garage

18 X 20

Two doors



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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'The Blenheim' built in 2019 is a five double bedroom home with two en-suites. It is a, highly efficient and high spec family home offering over 2000 sqft of living space. Also features a large double garage & particularly large driveway set within a private quiet cul-de-sac behind farmland.

Price

POA

Tenure: Freehold

EPC Rating: B

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To view this property please contact us on

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