



Connells

Storksbill Lane
Southmoor Abingdon

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Southmoor Abingdon OX13 5FQ

for sale offers in excess of
£525,000



Property Description

Built in 2015 & exquisitely renovated in 2020, this stunning four-bedroom detached family home offers 1,578 sqft of thoughtfully designed living space, where no detail has been overlooked. Set in a peaceful location backing onto private tennis courts.

Step inside to a welcoming ground floor featuring a versatile front study bathed in natural light ideal as a home office or playroom. The spacious 15ft living room is laid with luxury vinyl flooring & a convenient downstairs W/C adds further practicality. At the heart of the home is the impressive open-plan kitchen/ dining area, designed with both everyday living & entertaining in mind.

The kitchen is equipped with top-of-the-line AEG appliances, including a 5-ring gas hob with cast iron grids, extractor fan, steam oven, & eye-level microwave. Additional features include a smart dishwasher with liftable drawer, integrated washing machine, wine fridge, pull-out pantry, waste disposal, soft-close drawers & porcelain flooring throughout.

A large breakfast bar adds a sociable touch, while the dining area-complete with TV point-opens through French doors to the beautifully landscaped garden.

Upstairs, the principal bedroom boasts ample space for freestanding wardrobes a contemporary en-suite wet room with rainfall shower and integrated shelving. Three further double bedrooms serviced by a stylish family bathroom with shower-over-bath and rainfall shower head. Outside, the rear garden offers complete privacy and a tranquil outlook.

Living Room

15' 6" x 12' 8" (4.72m x 3.86m)

Large bright living room with 15ft of space to enjoy, decorated neutrally and luxury vinyl to the floors

Study

10' 8" x 6' 11" (3.25m x 2.11m)

Versatile reception room set to the front of the property, ideal for a home office, playroom or hobby room

W/C

Large and convenient downstairs w/c with hand basin

Kitchen/Diner

26' 5" x 10' 7" (8.05m x 3.23m)

The kitchen is equipped with top-of-the-line AEG integrated appliances, including a 5-ring gas hob with cast iron grids, extractor fan, steam oven, & eye-level microwave. Additional features include a smart dishwasher with liftable drawer, integrated washing machine, wine fridge, pull-out pantry, waste disposal, soft-close drawers & porcelain flooring throughout.

Bedroom One

12' 8" x 12' 4" (3.86m x 3.76m)

Master Bedroom - Large double room with luxury vinyl, neutral decoration, ample natural light, space for free-standing wardrobes and access to modern en-suite

En-Suite

Beautiful modern wet room, with rainfall shower head & built in shelves, anti-slip porcelain tiles

Bedroom Two

13' 11" x 10' 1" (4.24m x 3.07m)

Bedroom Three

11' 3" x 10' 2" (3.43m x 3.10m)

Bedroom Four

12' 10" x 9' 1" (3.91m x 2.77m)

Family Bathroom

Modern family bathroom with rainfall shower over bath, shower screen and neutral decoration with floor to ceiling tiles

Garage

19' 8" x 9' 9" (5.99m x 2.97m)

Large garage with power and overhead storage. Access through front or rear access from the garden

Extras

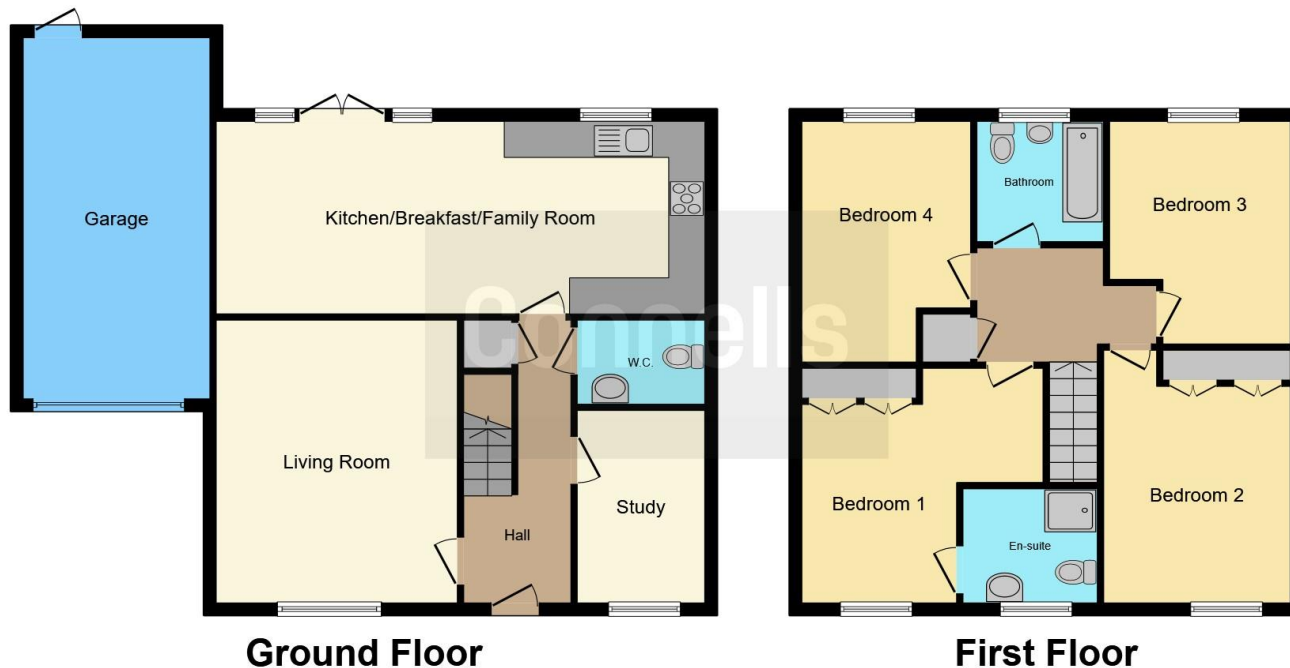
A beautiful staircase made from solid hardwood steps, handrail and featuring 10 mm thick glass balustrade

The boiler has been replaced and has 5 years remaining warranty

The rear garden features a particularly large extended patio of non-slip porcelain tiles which run across the width and side of the property

Ground Rent Annually - £280





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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 Band: E

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Tenure: Freehold



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