



Abingdon Road, Standlake

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## Abingdon Road, Standlake

Located in the charming village of Standlake this stunning four-bedroom detached property has been completely renovated by its current owners and boasts flexible living accommodation that is spread over two floors.

The property is accessed through a private driveway that leads to the front garden and double garage and sits on a plot of 0.24 of an acre.

As you enter the spacious entrance hallway you will find that the first floor features a well-appointed bedroom that benefits from its own modern en suite bathroom, a study which is perfect for someone who works from home, a downstairs WC and a luxury contemporary kitchen which offers plenty of storage space and room for appliances and

its own utility room which houses the washing machine and dryer.

Set to the rear of the property there is a beautifully arranged sitting room which is open plan to the dining room with double doors that lead out to the rear garden.

As you walk upstairs onto the landing you will find plenty of storage cupboards which are located at the top of the stairs and then access to three well-proportioned double bedrooms, with the bedrooms located to the front and to the rear of the property having access to their own en suites.

The rear garden has been recently landscaped and offers beautiful views of the neighbouring countryside. The garden features a lush lawn, a charming paved and gravelled seating area which is perfect for alfresco dining, all enclosed by beautiful timber fencing.

### Ground Floor

**Lounge**  
20' X 13'11"

**Dining Room**  
11'4' X 11'2"

### Reception Room

10'6' X 6'6'  
Used currently as an office/study

**Kitchen**  
13'5' X 10'9"

### Utility Room

**Ground Floor Bedroom**  
20'6' X 13'5"









## First Floor

## Garden

0.2 acres

## Bedroom Two

20'10 X 13

## Bedroom Three

9'11 X 9'2

## Bedroom Four

13'5 X 10'9



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](http://www.focalagent.com)

# Abingdon Road, Standlake

Offered with no onward chain and located in the charming village of Standlake this stunning four-bedroom detached property has been completely renovated by its current owners and boasts flexible living accommodation that is spread over two floors.

Price

**POA**

Tenure: Freehold

EPC Rating: D



To view this property please contact us on

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