

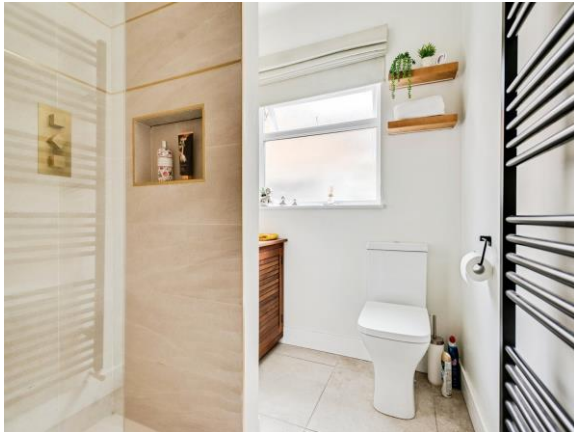


Woodlea Faringdon Road, Southmoor, Abingdon, OX13 5AF

welcome to

Woodlea Faringdon Road, Southmoor Abingdon

Tucked away discreetly at the end of a private driveway, this detached property offers flexible family accommodation and boasts a substantial plot with a generously sized detached outbuilding, perfect for a multitude of uses. Woodlea boasts beautifully presented accommodation spread over two floors, taking full advantage of its generous plot size. Upon entering there is a large reception hall with solid oak floors and an impressive timber staircase ascending to the first floor. To the front of the property are two generous bedrooms, further down the hallway, you'll find a refurbished shower room with underfloor heating. Following on is an open-plan kitchen, living, and dining area. The kitchen boasts a Wren integral kitchen with built in appliances, while the double-aspect living area offers a relaxing space overlooking the gardens. Ample room for dining and perfect for entertaining, with patio doors that open out to the rear garden. A conveniently located utility room complements the kitchen perfectly.





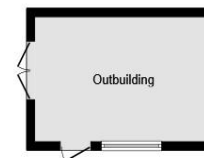
Ground Floor



First Floor



Outbuilding



Entrance Porch

Entrance Hall

Downstairs Shower Room

Lounge

12' 10" x 22' 8" (3.91m x 6.91m)

Dining Room

10' 5" x 12' 5" (3.17m x 3.78m)

Kitchen/Dining Room

26' 6" x 11' 5" (8.08m x 3.48m)

Utility Room

8' 8" x 11' 5" (2.64m x 3.48m)

Bedroom Three

11' 6" x 11' 5" (3.51m x 3.48m)

Bedroom Four

8' 2" x 8' 11" (2.49m x 2.72m)

Landing/Dressing Room

Bedroom One

12' 8" x 12' 3" (3.86m x 3.73m)

Bedroom Two

11' 4" x 11' 5" (3.45m x 3.48m)

Bathroom

Rear Garden

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

welcome to

Woodlea Farringdon Road, Southmoor Abingdon

- Detached Property
- Open-Plan Kitchen, Living, and Dining Area
- Additional Sitting Room
- Four Bedrooms
- Two Bathrooms
- Detached Outbuilding
- Private Driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in excess of

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108366



Property Ref:
ABI108366 - 0006

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