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Oliver  
James





Sugworth Lane,  
Radley,  
Abingdon, OX14 2HY

**£675,000**

### Description

Extended four bedroom family home offering over 1600 sq ft of space in this semi rural location with views over open fields to the front and rear of the property and a south facing rear garden in excess of 200ft in length. This spacious home is situated less than 1 mile from Abingdon and only 3 miles from Oxford with easy access to the A34.

The ground floor accommodation comprises 19ft sitting room complete with log burner and adjoining 24ft vaulted family room both with doors leading to the garden and patio area plus spacious hall, study, kitchen and cloakroom. The garage can be accessed from the family room providing potential to further extend the living accommodation to provide an additional room such as a 5th bedroom/office.

On the first floor are four good sized bedrooms with the principal bedroom benefiting from built in wardrobes and an en-suite shower room. There is also a family bathroom.

Central heating is gas underfloor heating and the property is double glazed.







To the front of the house is a lawned area as well as a double width driveway leading to the 15ft integral garage.

The attractive south facing rear garden measures over 200ft in length and has a large patio, lawned areas with an abundance of mature plants, shrubs, wildlife pond and fruit trees. There is also a pond, pergola with grape vine, 2 garden sheds and 12ft x 8ft summerhouse located at the bottom of the garden. glazed.

### **Location**

The property is situated mid-way between the villages of Radley and Sunningwell on the edge of Bagley Wood. In the nearby village of Radley there is a village shop, primary school, pub and rail station serving both Oxford and Didcot.

Nearby Abingdon town centre is situated 6 miles south of Oxford on the west bank of the river Thames and 2 miles from the property. The A.34 links Abingdon with Oxford to the North and Didcot to the south both providing railway links to London Paddington ( 35 minutes from Didcot).

The town has a comprehensive range of both independent and state schools and has a range of shops and restaurants while sports and recreation is well catered for in the town, with the purpose-built White Horse Leisure and Tennis Centre, Tilsley Park and the Southern Town Park providing adequate facilities.

### **Agents Notes**

The property is freehold and benefits from mains drainage, water, electricity and gas. The council tax is band D with the Vale of White Horse District Council and the EPC rating is D



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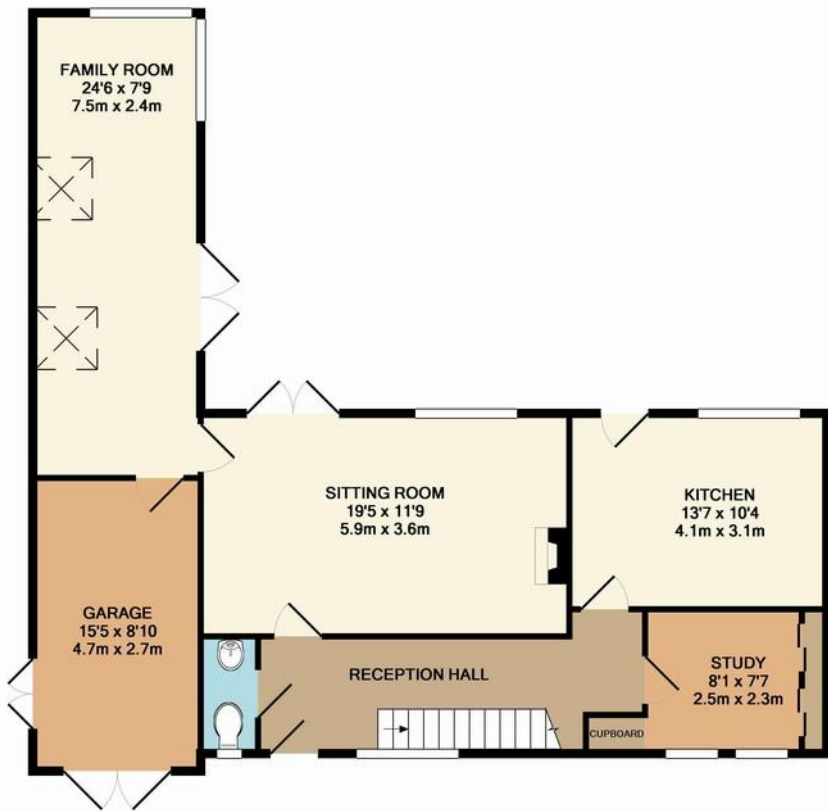
For further information, please contact:

**Abingdon Office**

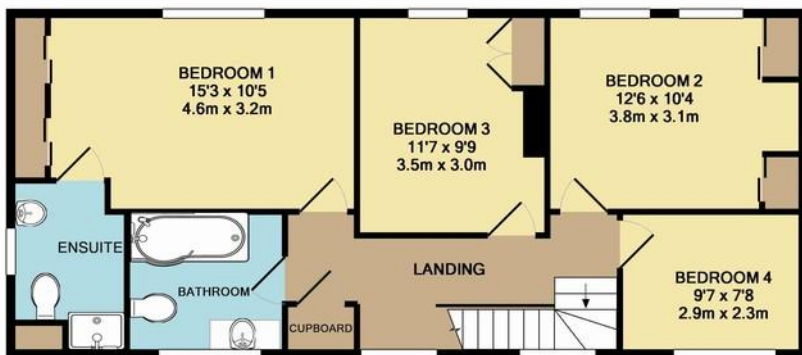
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GROUND FLOOR  
APPROX. FLOOR  
AREA 943 SQ.FT.  
(87.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 743 SQ.FT.  
(69.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1686 SQ.FT. (156.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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