



Oliver
James



10 Oxford Road,
Abingdon, OX13 5NR

£530,000

Description

A lovely mix of period and contemporary within this stone cottage offering flexible three bedroom accommodation.

Two bath/shower rooms and an impressive kitchen/family room overlooking the delightful and private large garden.

.Private driveway and ample parking. .





Location

Frilford is a semi-rural hamlet, surrounded by countryside but with excellent commuter links to Oxford city centre and surrounding towns and villages. Abingdon's major retailers are less than 7 minute drive away.

The village is surprisingly convenient for a small community and serviced by the main Wantage-Oxford and Abingdon-Witney bus routes. Within walking distance is Millets award winning farm-shop, a Budgens supermarket/petrol station with electric vehicle charging, Abingdon Prep School and Frilford Golf Course.

Closely linked to the larger village of Marcham, Frilford is just a 4 minute drive away. The A34 is within a short drive, linking the M40 and M4 motorways. Didcot Parkway Station provides a fast train service to London Paddington in approximately 35 minutes.

AGENTS NOTES

The property is freehold and has mains water, drainage and electric. Gas is connected via LPG.

The EPC Rating is F and the Council Tax band is D with Vale of the White Horse DC.

The property has not flooded in the last 5 years.





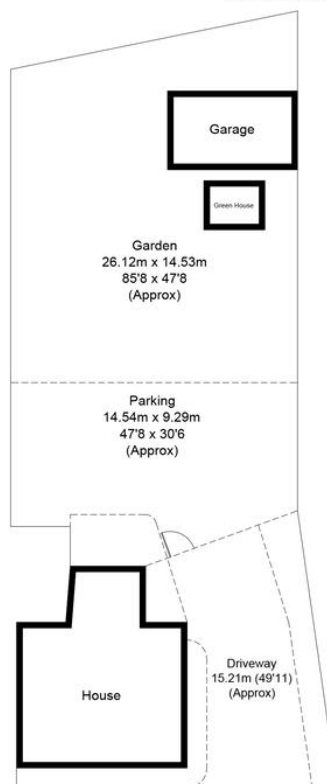
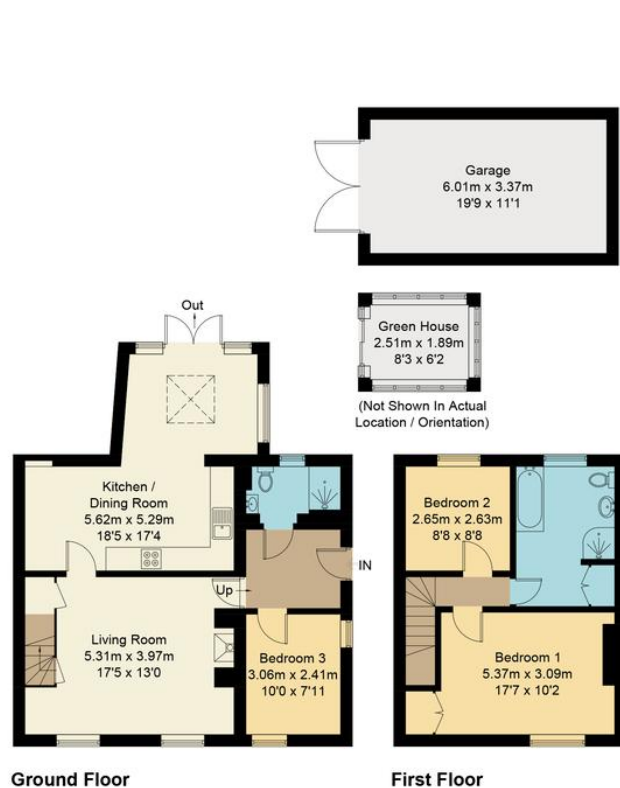
Oxford Road, OX13

Approximate Gross Internal Area = 100.4 sq m / 1081 sq ft

Garage = 20.8 sq m / 223 sq ft

Total = 121.2 sq m / 1304 sq ft

Green House = 4.9 sq m / 53 sq ft



Oliver James

For further information, please contact:

Abingdon Office

www.oliverjamesproperty.com

E: abingdon@oliverjamesproperty.com

T: 01235 555007

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	26 F	
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards.
© Mortimer Photography. Produced for Oliver James.
Unauthorised reproduction prohibited. (ID1114358)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.