



Oliver  
James



Stonehill Lane, Southmoor,  
Nr Abingdon, OX13 5HU

**£595,000**

### Description

An impressive bay fronted four bedroom semi detached family home built 11 years ago in a non-estate location towards the southerly edge of the village. Southmoor is well served by amenities for all ages sharing many with Kingston Bagpuize and the accommodation offers 1646sq ft of living space over three floors with fantastic levels of insulation..

The light and airy reception hall leads to the sitting room, study and spacious kitchen/family room which in turn leads to the cloakroom and utility room and has direct access through French doors onto the sunny rear garden.

On the first floor there are three bedrooms of which bedroom two features an en-suite and there is also a family bathroom. Stairs lead up to the principal bedroom which has views over roof tops towards the Berkshire downs, an en-suite shower room and access to eaves storage.

Central heating is gas to radiators, the kitchen features integrated appliances and the property is double glazed.

Outside is a large driveway and side access leading to the sunny and good sized rear garden approaching 70ft in length.

The property is newly redecorated inside and benefits from being offered as END OF CHAIN.







## Location

Southmoor with Kingston Bagpuize is just 6 miles from the market town of Abingdon, 9 miles from Oxford, 8 miles from Faringdon, 8 miles from Witney and Swindon 20 miles. All of these towns are easily reached by regular bus services with the nearest bus stop being a short walk from the property.

The village has a post office, hairdressers, newspaper shop, 3 convenience stores and a pub (The Wagon and Horses) and offers convenient access to the A420 which has a direct route to the city of Oxford.

There is a pre school and children's centre, an established primary school, recreation ground and playground. Local clubs include a bowls club, tennis club, cricket and football club.

Millets Farm is only a short drive with its 7 day a week opening farm shop, garden centre and tea rooms.

A mainline station where London (Paddington) is reachable in c.35 minutes is available at Didcot. There is also a good train service from Oxford, and London (Paddington or Marylebone) can be reached from both Oxford and Didcot.

## Agents Notes

The property is Freehold.

Mains drainage, gas, electricity and water are connected.

Council Tax is band D with Vale White Horse DC and the EPC Rating is B.

The property has not flooded in the last 5 years.







## The Maltings, OX13

Approximate Gross Internal Area = 152.90 sq m / 1646 sq ft

Shed = 9.70 sq m / 104 sq ft

Total = 162.60 sq m / 1750 sq ft

For identification only - Not to scale

## Oliver James

For further information, please contact:

### Abingdon Office

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