



91, Hanney Road, Steventon  
Abingdon, Oxfordshire





# 91 Hanney Road, Steventon, Abingdon, Oxfordshire, OX13 6AN

## Guide Price £775,000 Freehold

A well appointed four double bedroom detached property, situated in this desirable and convenient village with a good range of amenities, a primary school and excellent fast route access via the A34.

- Detached family home in a non-estate location (only one of two) • South westerly facing garden • Integral garage and parking for a number of vehicles • 3 reception rooms • Kitchen/breakfast room • 4 double bedrooms • Re-fitted en suite and family bathroom • Utility room and ground floor WC • Delightful village location • Good range of amenities and fast route access to the A34/Didcot Parkway



### LOCATION

Steventon is an attractive and sought after village in South Oxfordshire, situated south of Oxford between the market towns of Abingdon c.4miles, Didcot c.4.5 miles and Wantage c.7 miles. Notably the attractive village 'Causeway', nearly a mile long, runs northeast to southwest the length of the village starts by the Green in the east and finishes at the Church in the west. There is no record of when The Causeway was built, but it is certainly very old and is believed to date to roughly the middle of the 13th Century. The village itself has a good range of local amenities and benefits from a C of E primary school, pre-school, village hall, lovely sports field as well as a Co-op supermarket, church and three popular village inns. There is an excellent selection of education within the locality including the excellent Abingdon & Oxford schools, as well as regarded comprehensive schools and colleges at Abingdon, Wantage and Didcot. Heathrow Airport in c.1 hours. Steventon is well placed for the extensive Milton Business Park, Culham Centre for Fusion Energy and Harwell Science and Innovation Campus. For fast route access to the A34 Oxford c.12.9miles/M40 North and Newbury c.18 miles M4 South. Didcot is also close at hand to the east and has a main line train station to London Paddington c.45 mins. There is also a regular bus service operating to and from the village.



## DESCRIPTION

A handsome four double bedroom detached property c.2050 sq. ft being one of only two, in a non-estate location in this desirable and convenient village with a good range of amenities, a primary school and excellent fast route access via the A34.

The spacious accommodation is arranged over two floors and offers extremely spacious and versatile living throughout.

To the ground floor there are three good sized reception rooms comprising a sitting room with a woodburning stove, a separate dining room/family room as well as a separate study/playroom.

The property also benefits from a well-appointed kitchen/breakfast room and the added attraction of a large utility and downstairs cloakroom.

To the first floor there are four good sized double bedrooms, one with an en suite and there is also a family bathroom. Both bathroom facilities have been recently upgraded to a high standard.

Outside, this wonderful home benefits from an integral garage with parking and turning to the front for a number of vehicles, in addition to a good sized south westerly facing garden c.75' x 41' to the rear offering a good degree of privacy.

### SERVICES

Mains gas, water, drainage and electricity connected.  
Fibre broadband within the village.

### FLOOR AREA

2050.00 sq ft

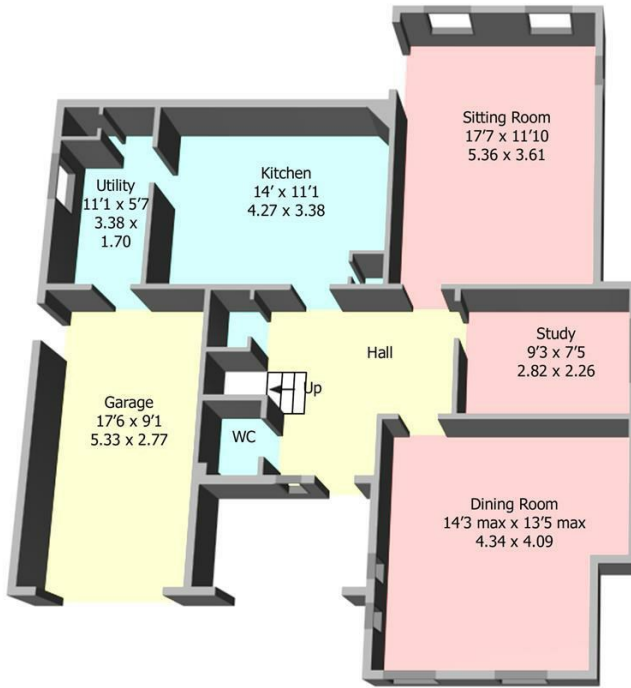
Vale of White Horse District Council

COUNCIL TAX BAND G

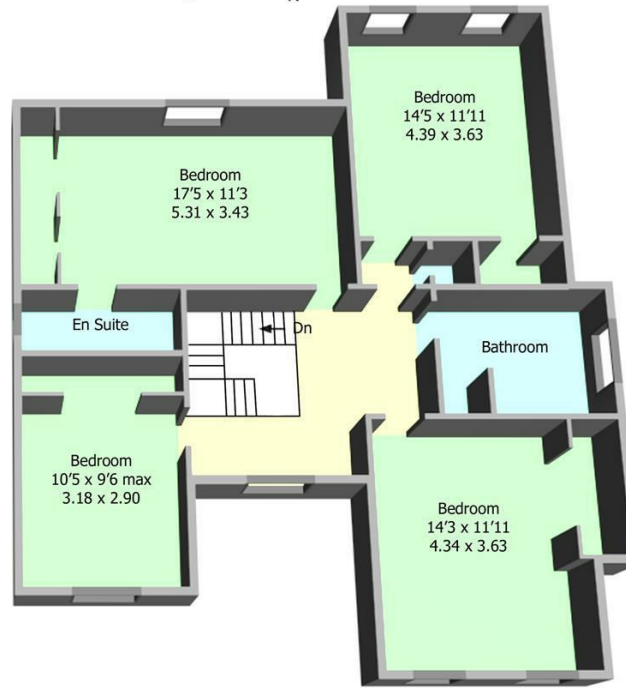


91 Hanney Road  
Abingdon  
2050 sq.ft. approx.  
190 sq.m. approx.

For illustrative purposes only. Not to scale.  
Plan indicates property layout only.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO OX13 6AN

what3words:///eyepeices.oiled.dinosaur

**Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.**

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- All measurements are approximate. **GRD/RD. Hanney Road.3. 05.2024**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Viewing strictly by appointment with the agents  
Douglas and Simmons**

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