



DOUGLAS & SIMMONS



3, Pugsden Lane,
Steventon, Oxfordshire

3 Pugsden Lane, Steventon, Oxfordshire, OX13 6RY

Guide Price £495,000 Freehold

Situated in this highly desirable village this property is set down a village lane having been in ownership by the current owners since they built the property in the 1960's.

- No onward chain • 3 good sized bedrooms • Back garden c'55 x'37 • Utility Room • Downstairs WC • Garage • Off-road parking • First time on market**



LOCATION

Steventon is an attractive and sought after village, situated south of Oxford between the market towns of Abingdon c.4 miles, Didcot c.4.5 miles and Wantage c.7 miles. There has been a settlement on the current site of Steventon for over c.1000 years, currently the population is c.1500. 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. The village itself has excellent local amenities and benefits from a C of E primary school, pre-school, village hall, central sports field and a Co-op supermarket, church and three popular village inns. Excellent selection of schools in the local area. Heathrow Airport c.1 hours. Outdoor pursuits locally include golf courses Frilford Heath and Carswell and equestrian centres at Harwell, Gainfield and Blewbury. Steventon is well placed for the extensive Milton Business Park and for fast route access to the A34 Oxford c.12.9 miles/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. What's on <http://www.steventon.info/>

DESCRIPTION

Situated in this highly desirable village this property is set down a village lane having been in ownership by the current owners since they built the property in the 1960's. This spacious and well cared for detached house has been a family home since built, situated on a large plot offering spacious accommodation providing excellent potential to extend and or improve.

Major features of note include a good sized sitting room/dining room, a large entrance hall, kitchen, utility and downstairs WC. To the 1st floor there are 3 good sized bedrooms and a family bathroom. Outside the property benefits from a good sized front garden with a large attached garage and parking on the drive at the front of the garage. The rear garden is a particular feature, attractively landscaped c'55x'37.

The property is offered for sale with the benefit of no ongoing chain.

EER-C

SERVICES

Gas central heating
All mains connected

FLOOR AREA

1450.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND E



Pugsden Lane, Steventon, Abingdon, OX13

Approximate Area = 1450 sq ft / 134.7 sq m (includes garage)

For identification only - Not to scale



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	EU Directive 2002/91/EC

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

DIRECTIONS TO OX13 6RY

what3words:///emptied.domain.relegate As indicated by our D&S 'For Sale' board

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.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
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5. All measurements are approximate.

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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