



7 Sandleigh Road, Wootton OX13 6DP

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7 Sandleigh Road

Impressive and very spacious three bedroom detached bungalow offering extended and superbly presented accommodation throughout, well situated in a delightful location within the heart of this highly sought after village close to many nearby amenities, complemented by detached garage and attractive landscaped rear gardens, offering good degrees of privacy.

Location

Sandleigh Road is a desirable location comprising of mainly substantial detached bungalows and two storey 'chalet style' family homes with large gardens, providing a very pleasant overall setting. There is easy pedestrian access to the village's many amenities including general stores, post office, florist, primary school and church. Useful distances include Abingdon town centre (circa. 3 miles) and Oxford city centre (circa. 6 miles).

Directions what3words – pickup.ports.rant

Leave Abingdon town centre using Stratton Way and take the first turning on the left hand side onto Bath Street. Continue across the mini-roundabout onto the Wootton Road and after some way proceed across the large roundabout leaving Abingdon in the direction of Wootton village. Proceed through Whitecross and Lamborough Hill and on entering the village of Wootton turn left onto Besselseigh Road. Take the first turning on the left hand side onto Sandleigh Road, where the property is found a short way down on the left hand side.



- Entrance hall leading to wonderful master suite comprising double bedroom with dressing room off and refitted en-suite shower room
- Two further double bedrooms and large bathroom with white suite
- Stylishly refitted kitchen/breakfast room offering an excellent selection of floor and wall units complemented by several built-in electrical appliances with granite working surfaces over
- Delightful double aspect living room/dining room with double glazed sliding patio doors leading to conservatory providing attractive views over the rear gardens
- Front gardens providing embossed parking facilities for several vehicles which also extend to the side of the property leading to large detached garage with double glazed windows and light and power
- Good size and most attractive landscaped rear gardens featuring two large raised patios, extensive lawn, surrounded by mature flower and shrub borders - the whole enclosed by trees, shrubbery and fencing affording good degrees of privacy

3  bedrooms

1  receptions

2  bathrooms

Council tax band E

Tenure Freehold

EPC rating D



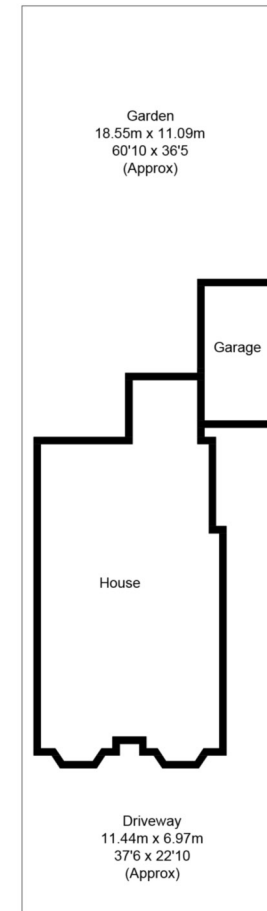
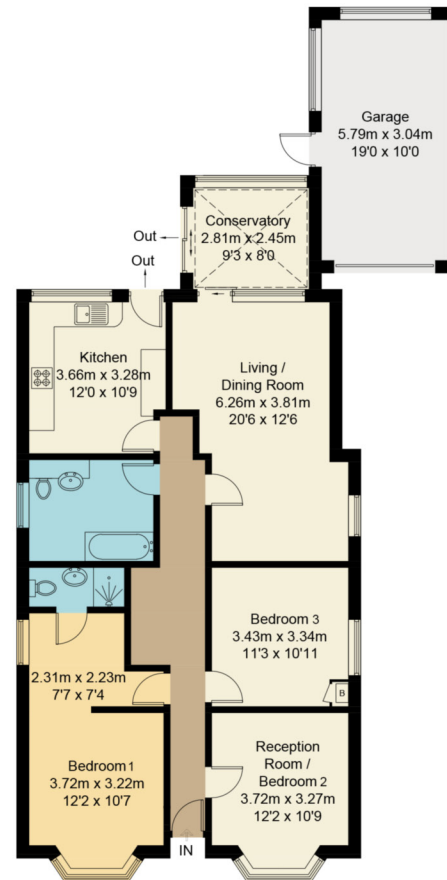
Sandleigh Road, OX13

Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft

Garage = 18.1 sq m / 195 sq ft

Total = 126.7 sq m / 1364 sq ft

Garden / Driveway Area = 298.3 sq m / 3211 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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