



17 Norwood Avenue, Southmoor OX13 5AD

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17 Norwood Avenue

Stunning open countryside views feature with this large four bedroom detached family home offering much improved and superbly presented accommodation throughout, well situated within this highly sought after no-through location close to nearby amenities, complemented by double length garage and good size attractive southerly facing rear gardens.

Location

17 Norwood Avenue is situated in a delightful location within this sought after no-through location comprising of predominantly good size detached family homes, providing a very pleasant overall setting. There is easy pedestrian access to the village's wide range of amenities including general store, post office, church, primary school and public houses. There is an excellent bus service to Abingdon, Witney and the city of Oxford. Southmoor is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles) and Oxford City (circa. 10 miles). The nearby A420 provides a quick route onto the M4 at Junction 13 to Newbury.

Directions what3words – contexts.alerting.judge

Proceed into the village of Southmoor using the Faringdon Road. Take the third turning on the left hand side into Bellamy Close which, in turn, leads into Norwood Avenue, where No 17 is found some way down on the left hand side, clearly indicated by the 'For Sale' board.



- Enclosed entrance porch leading to inviting entrance hall leading to cloakroom and impressive 19' living room with very large double glazed window providing attractive views over the rear gardens and open countryside beyond.
- Very stylish and high specification 22' John Lewis refitted open plan kitchen/dining room offering an excellent selection of floor and wall units complemented by many integrated electrical appliances with granite working surfaces over open plan to delightful seating area overlooking the rear gardens and open countryside beyond
- Very flexible 19' separate family room/study
- Stairs rising (featuring large stained glass half landing window) to light and airy landing and four good size bedrooms (three offering attractive views over the rear gardens and open countryside) complemented by large four piece family bathroom including contemporary white suite with bath and separate shower cubicle.
- PVC double glazed windows, mains gas radiator central heating and the front gardens provide block paved hard standing parking facilities leading to 31' double length attached garage and to the other side of the property is an enclosed side porch providing access to both front and rear gardens.
- Good size 57' x 47' southerly facing rear gardens incorporating large full width patio (complemented by large awning) providing delightful sunny seating area, leading onto extensive lawn, wooden garden store - the whole enclosed by trees, shrubbery and fencing before backing onto open countryside.

4  bedrooms

2  receptions

2  bathrooms

Council tax band F

Tenure Freehold

EPC rating C



Stylish and high specification 22' John Lewis refitted open plan kitchen/dining room complemented by many integrated appliances and granite working surfaces over.



Good size southerly facing rear gardens incorporating large patio and extensive lawn leading directly onto attractive open countryside





Blenheim Farm



Southmoor Farm House

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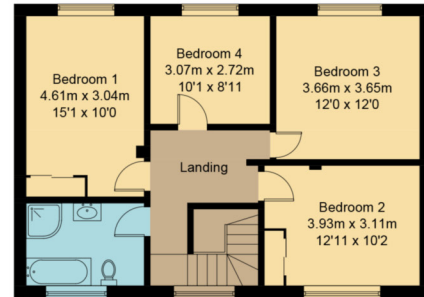






Norwood Avenue, OX13

Approximate Gross Internal Area = 163.2 sq m / 1757 sq ft
Garage = 29.2 sq m / 314 sq ft
Total = 192.4 sq m / 2071 sq ft
Shed = 3.3 sq m / 35 sq ft
Garden Area = 454.9 sq m / 4897 sq ft

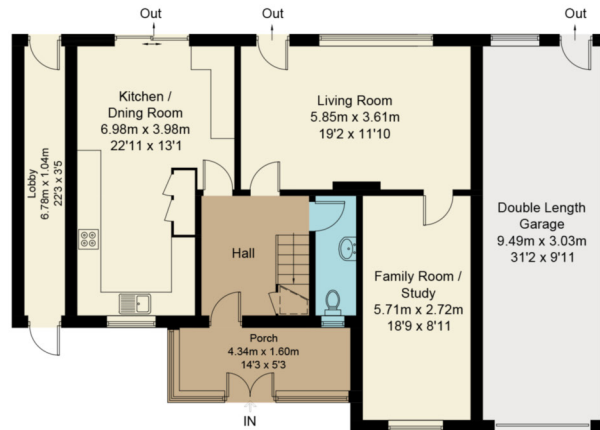


First Floor

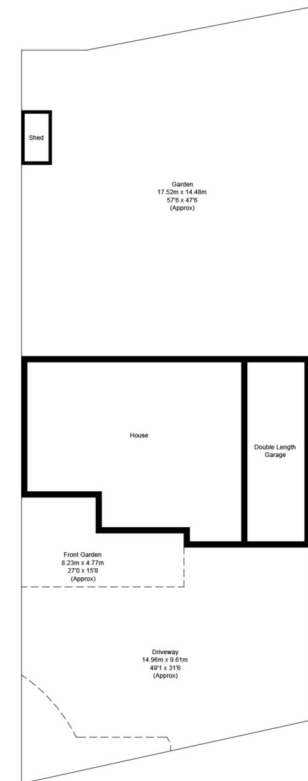


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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