



24 High Street, Culham OX14 4NA

24 High Street

Highly individual detached house, complemented by large mature south facing gardens extending to approximately 0.25 of an acre offering excellent potential to be substantially extended into a much larger family home, situated in this highly sought after village location complemented by attractive open countryside views leading towards the river Thames, sold with no ongoing chain.

Location

High Street, Culham is a very desirable non-estate location situated in the heart of this small village, surrounded by open countryside and is a short walk from beautiful Thames-side river walks. There is easy pedestrian access to Culham Village Nursery and Pre-school, and the prestigious Culham European School. There is easy vehicular access to the thriving towns of Abingdon (circa. 1.5 miles), Wallingford (circa. 9 miles) and Didcot (circa. 4 miles).

Directions

Leave Abingdon town centre via Bridge Street signposted Culham. Continue for approximately one mile before turning right onto the Bury Croft, signposted Culham Village. Proceed for some way before this road, in turn, leads onto the High Street, where No. 24 is clearly indicated by the 'For Sale' board.

Directions: What3words - type.codes.slope



- Inviting entrance hall with cloakroom off and large double aspect living room with brick fireplace and attractive open views.
- Spacious triple aspect dining room with three sets of storage cupboards and attractive views
- Spacious triple aspect kitchen/breakfast room complemented by separate utility room.
- Large double aspect main bedroom with built-in wardrobe cupboards
- Second double aspect double bedroom with an extensive selection of fitted wardrobe cupboards and family shower room with white suite.
- Oil fired radiator central heating (replacement boiler).
- The property would be sold with no ongoing chain.
- Long mature front gardens providing parking facilities for many vehicles leading to the garage and to the rear are large south facing gardens featuring extensive lawn, cultivation areas, wooden garden outbuildings, greenhouse - the whole enclosed by trees, shrubbery and fencing before leading onto open countryside.

2		Bedrooms	Council Tax Band: E
1		Receptions	Tenure Freehold
1		Bathrooms	EPC Rating E

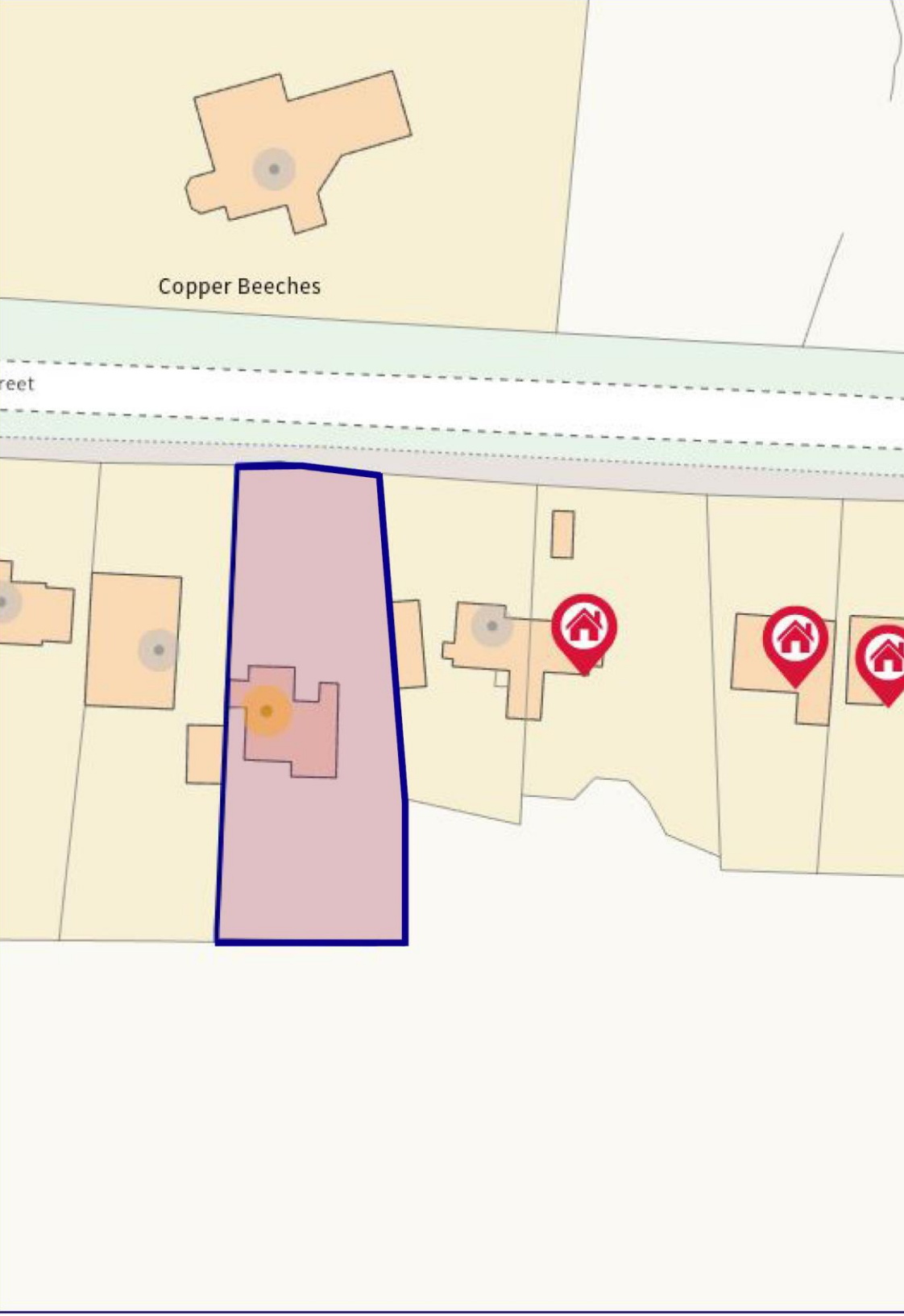


Large double aspect living room with brick fireplace and attractive open views.



Large south facing rear gardens featuring extensive lawn, cultivation areas, wooden garden outbuildings, greenhouse - the whole enclosed by trees, shrubbery and fencing.







 Please recycle me



High Street, OX14

Approximate Gross Internal Area = 121.9 sq m / 1312 sq ft

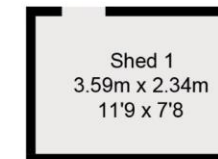
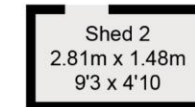
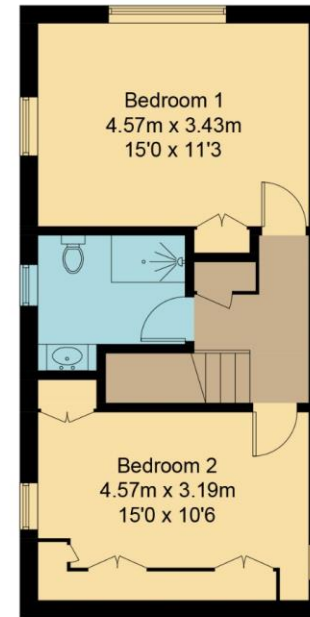
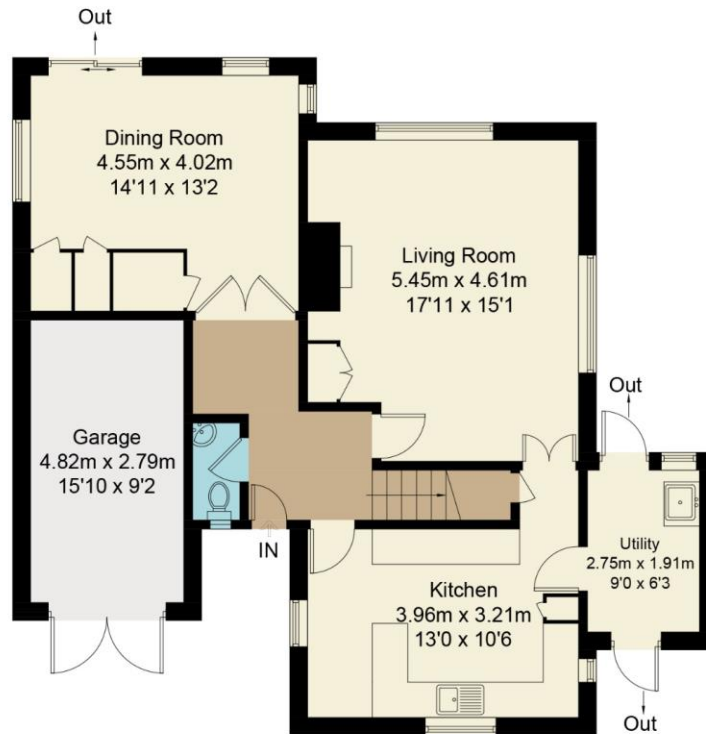
Garage = 12.8 sq m / 138 sq ft

Total = 134.7 sq m / 1450 sq ft

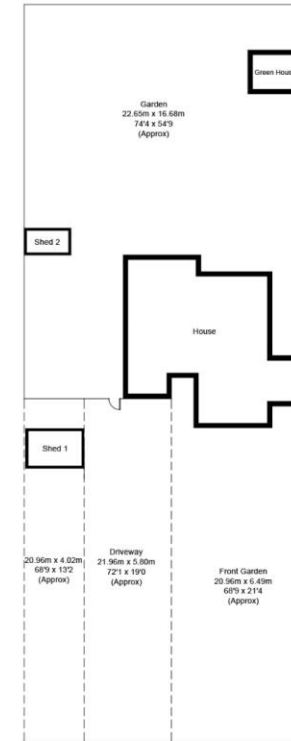
Sheds = 12.7 sq m / 137 sq ft

Green House = 7.0 sq m / 75 sq ft

Garden / Driveway Area = 781.0 sq m / 8407 sq ft



(Not Shown In Actual
Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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