



56 High Street, Steventon OX13 6RS

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## 56 High Street

Impressive and very spacious detached family home offering many features including four good size bedrooms (master with en-suite facilities) and three separate reception rooms complemented by double garage and good size attractive south west facing rear gardens, situated in a desirable non-estate location within the heart of one of most highly sought after villages in the area, sold with no ongoing chain.

### Location

56 High Street is well situated within the heart of this sought after South Oxfordshire village offering a wide range of amenities including excellent primary school, church, large and attractive village green, general store (including post office), bakery and public houses. There is easy vehicular access to the nearby towns of Abingdon, Didcot (35 minutes to Paddington Station from the mainline railway station) and the A34 to Oxford.

### Directions what3words – splash.mango.stand

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. Leave Abingdon and proceed into the village of Drayton, continuing straight across the mini-roundabout onto the Steventon Road. Enter the village of Steventon and continue past the green on the left hand side and proceed onto the High Street where the property is found a short way past The Fox Inn, found on the right hand side, clearly indicated by the for sale board.



- Inviting entrance hall (featuring engineered oakwood flooring which extends throughout all the reception areas of the ground floor) leading to cloakroom
- Delightful study with large double glazed bay window and fitted bookshelves and separate dining room with further large double glazed bay window
- Impressive double aspect 19' living room with attractive fireplace and double doors leading onto the rear gardens and open plan kitchen/dining room complemented by separate utility room
- Stairs rising to (large half landing window) part galleried landing with generous roof space above
- Large master bedroom with two sets of built-in wardrobe cupboards and en-suite shower room
- Three further good size bedrooms (two offering attractive open views and all benefitting from built-in wardrobe cupboards) complemented by four piece family bathroom
- Mains gas radiator central heating (recently replaced efficient condensing gas boiler) double glazed windows and the property is sold with no ongoing chain
- Front gardens providing hard standing parking facilities for several vehicles leading to large double garage with eaves storage over and personal door to gardens
- Good size attractive south west facing rear gardens featuring patio and extensive lawn surrounded by flower and shrub borders - the whole enclosed by high brick walling and fencing

4  bedrooms

3  receptions

2  bathrooms

Council tax band F

Tenure Freehold

EPC rating D



Open plan kitchen/dining room complemented by separate utility room



Attractive south west facing rear gardens featuring patio and extensive lawn surrounded by flower and shrub borders - all enclosed by high brick walling and fencing









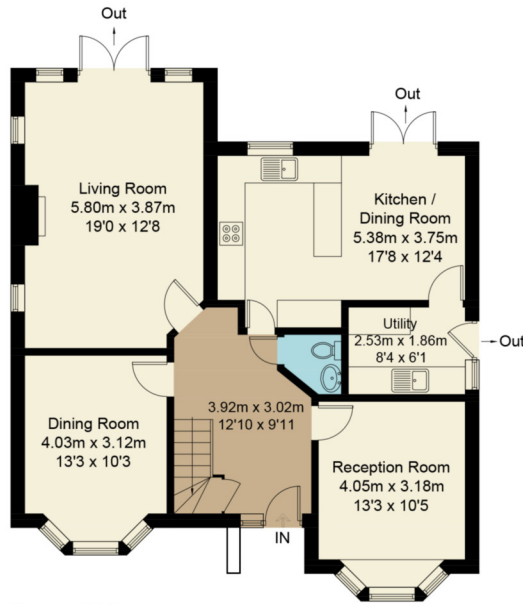
## High Street, OX13

Approximate Gross Internal Area (Excluding Void) = 162.8 sq m / 1752 sq ft

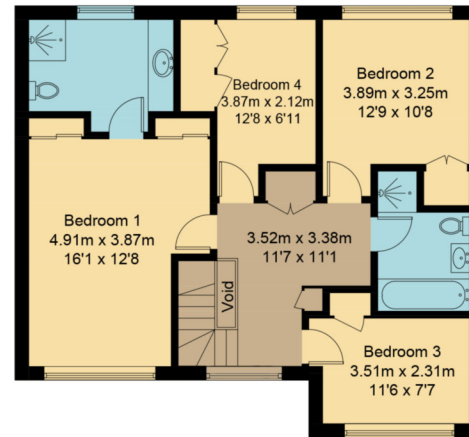
Garage = 29.9 sq m / 322 sq ft

Total = 192.7 sq m / 2074 sq ft

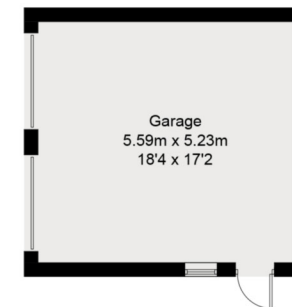
Garden / Driveway Area = 394.0 sq m / 4241 sq ft



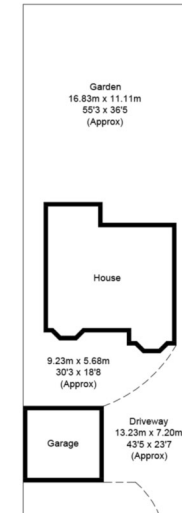
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.  
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