



12 Meadow Close, Farmoor OX2 9NZ

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12 Meadow Close

Stunning substantially extended open plan lifestyle room features with this impressive detached family home well situated within this sought after village, offering all the benefits of a quiet semi rural location complemented by the nearby Farmoor reservoir, combined with a quick route to the thriving towns of Abingdon, Witney and Oxford city.

Location




Meadow Close Farmoor is a quiet no through position, well situated within this highly regarded semi rural village. This property is within a short walk of the thriving reservoir which hosts an abundance of wildlife and is ideal for sailing enthusiasts combined with delightful countryside walks and waterside café'. There is a quick route to the towns of Witney, (Circa. 10 miles) Abingdon (Circa. 8 miles) and Oxford City (Circa. 9 miles). There are many nearby excellent schools including the secondary schools of Bartholomew's and Matthew Arnold.

Directions what3words – cuddled.shade.dated

Leave Abingdon town centre using Stratton Way and take the first turning on the left hand side onto Bath Street. Proceed across the mini-roundabout onto the Wootton Road. Leave Abingdon in the direction of Wootton and Cumnor using the B4017. Proceed through the hamlet of Whitecross and continue through the village of Wootton. On entering the village of Cumnor keep left onto the Abingdon road. Proceed through the village and continue straight across the mini roundabout onto the High Street. Leave the village on the B4017 and after some way turn left at the mini roundabout onto the B4044 signposted Witney. After a short way turn left onto Mayfield Road and keep right at the end onto Meadow Close, where number 12 is found on the right hand side, clearly indicated by the for sale board.



- Inviting entrance hall leading to refitted ground floor cloakroom and delightful front living room with one wall fully shelved and an attractive open Limestone fireplace with granite hearth complemented by fitted storage cupboards and further fitted shelving
- Fabulous 20' x 19' substantially extended lifestyle room incorporating stylishly refitted kitchen with many integrated appliances open plan to very flexible family/dining areas complemented by Amtico flooring, recessed downlighting and multiple bi-fold doors opening onto mature rear gardens
- Delightful first floor main double bedroom, three further bedrooms and refitted family bathroom with contemporary white suite
- PVC double glazed windows and mains gas radiator central heating
- Front gardens providing block paved hard standing parking facilities for several vehicles which also extend to the side of the property leading to garage
- Mature well screened rear gardens featuring patio and lawn which in turn leads to large detached wooden garden store with light and power - the whole enclosed by trees, shrubbery and fencing, affording good degrees of privacy

4		bedrooms	Council tax band	E
2		receptions	Tenure	Freehold
1		bathrooms	EPC rating	D



Delightful front living room with one wall fully shelved and an attractive open Limestone fireplace with granite hearth complemented by fitted storage cupboards



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Meadow Close, OX2

Approximate Gross Internal Area = 122.1 sq m / 1314 sq ft

Garage = 17.6 sq m / 190 sq ft

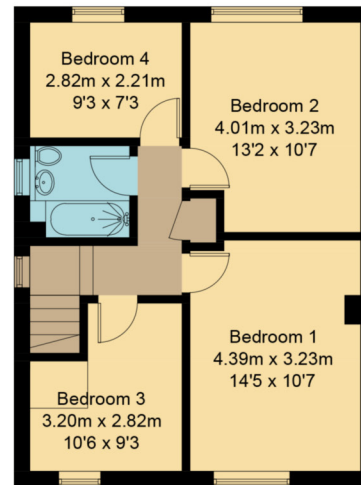
Total = 139.7 sq m / 1504 sq ft

Garden / Driveway Area = 285.1 sq m / 3069 sq ft

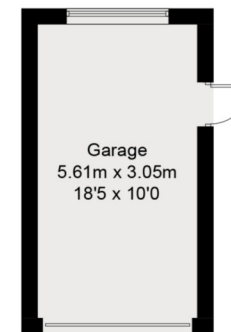


Ground Floor

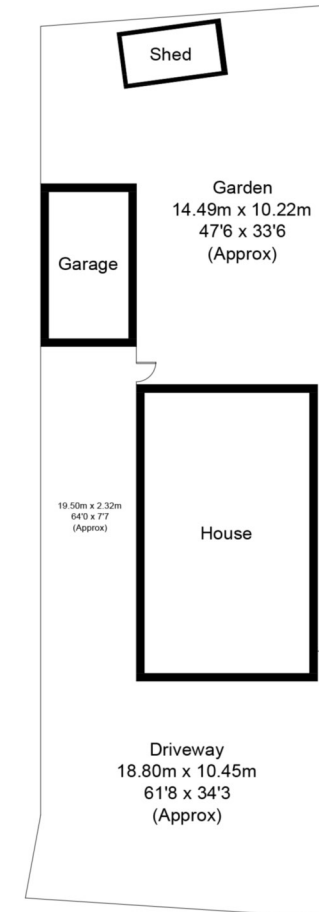
= Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual
Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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