



14 Sandleigh Road, Wootton, OX13 6DP



Hodsons
...your move, our passion
Sales | Lettings

14 Sandleigh Road

Wootton, Abingdon

Large mature private gardens extending to 0.21 of an acre feature with this extended superbly presented three double bedroom detached bungalow, situated in a quiet end of cul-de-sac location within the heart of this very popular village.

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).

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 Besselsleigh Road. Take the first turning on the left hand side onto Sandleigh Road, where No. 14 is on the left hand side.





Key Features

- Three double bedrooms complemented by stylishly refitted older style bathroom with white suite including low-level wc with high level cistern and cast iron roll top bath with clawed feet
- Delightful and spacious double aspect living room
- Extended 18' double aspect open-plan kitchen/dining room providing attractive views over the large rear gardens
- Features include PVCU double glazed windows and mains gas radiator heating system
- Good size front gardens providing parking facilities for many vehicles extending to the side of the property leading to detached garage
- Large and mature 0.21 of an acre rear gardens featuring patio, lawn areas, flower and shrub borders- the whole enclosed by trees, shrubbery and fencing affording high degrees of privacy
- Excellent potential to further substantially extend the existing accommodation
- In compliance with OFT guidelines please be informed that the vendor of this property is a 'connected person' with Hodsons Estate Agents

- Council Tax band - D
- Tenure - Freehold
- EPC - D











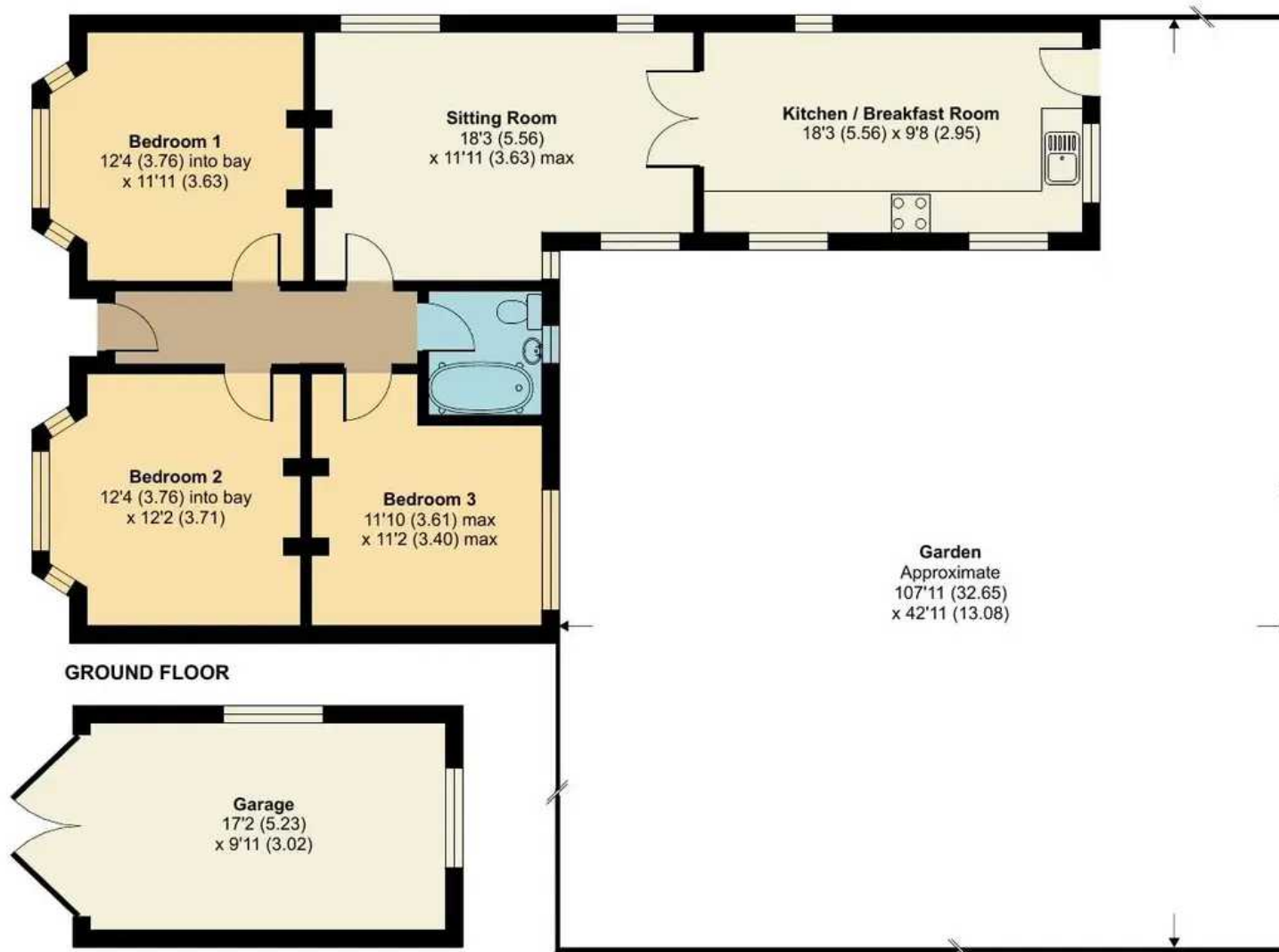
Sandleigh Road, Wootton, Abingdon, OX13

Approximate Area = 904 sq ft / 83.9 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1076 sq ft / 99.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hodsons. REF: 741557



5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
www.hodsons.co.uk