



Cherry Cottage 166a Cothill Road, Dry Sandford OX13 6JW



Cherry Cottage

Highly individual and substantially extended three bedroom detached bungalow, situated in a delightful village location offering many accommodation features including master bedroom with dressing and en-suite facilities, stylishly fitted open plan kitchen/dining room with vaulted ceiling and delightful living room providing attractive views over open countryside.

166a is situated in a delightful semi-rural location on the edge of this picturesque hamlet just 3 miles west of Abingdon and 6 miles south of Oxford. The historic Thameside market town of Abingdon on Thames provides comprehensive shopping, recreational and educational facilities, including several excellent state/private secondary schools in Abingdon. There are several excellent pubs and restaurants in the area including The Merry Miller within the village itself and The White Hart in Fyfield. There is a quick route onto the A420 and A34 leading to many important destinations north and south including Abingdon (circa. 4 miles), Oxford (circa. 9 miles) and Witney (circa. 11 miles).

Leave Abingdon in a westerly direction along Ock Street and proceed across the double mini-roundabouts onto the Marcham Road. Proceed out of Abingdon, continuing under the A34 flyover and take the next turning on the right onto the A415 signposted Shippon and Cothill. Turn right onto Blackhorse Lane (shortly before the Black Horse Public house). The entrance to 166a is found some way down on the right hand side, clearly indicated by the For Sale board.





Key Features

- Impressive 16' x 14' living room which in turn leads to double glazed conservatory providing attractive views over the gardens and open countryside beyond
- Stunning 21' well equipped kitchen/dining room offering an excellent selection of floor and wall units complemented by granite working surfaces over
- Spacious dining area with impressive vaulted ceiling and double doors to rear gardens
- Enclosed entrance porch leading to inner hall and two bedrooms complemented four piece bathroom with contemporary white suite including bath and separate shower cubicle
- Delightful further double bedroom to the rear of the property benefitting from a dressing area and en-suite shower room with contemporary white suite
- Double glazed windows, oil fired central heating, electric underfloor heating in the kitchen and bathroom and the sellers wish to purchase a new property, clearly putting the end of chain in sight
- Front gardens providing parking facilities for several vehicles leading to detached larger than average garage with light and power and roller door
- Low maintenance and very private rear gardens offering delightful seating areas before leading directly onto beautiful open countryside

Tenure: Freehold EPC: D Council Tax Band: C









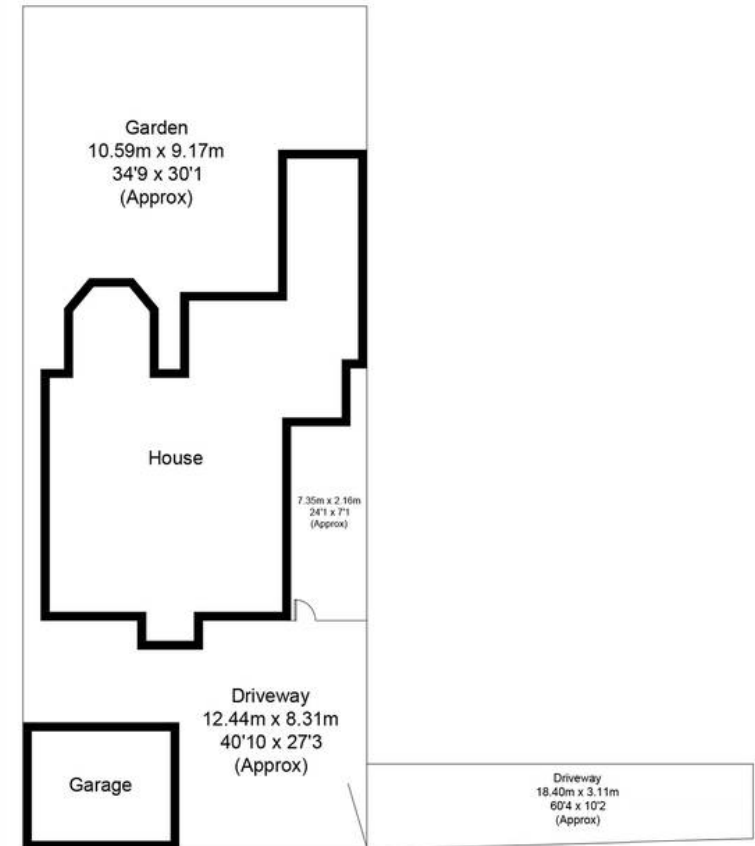
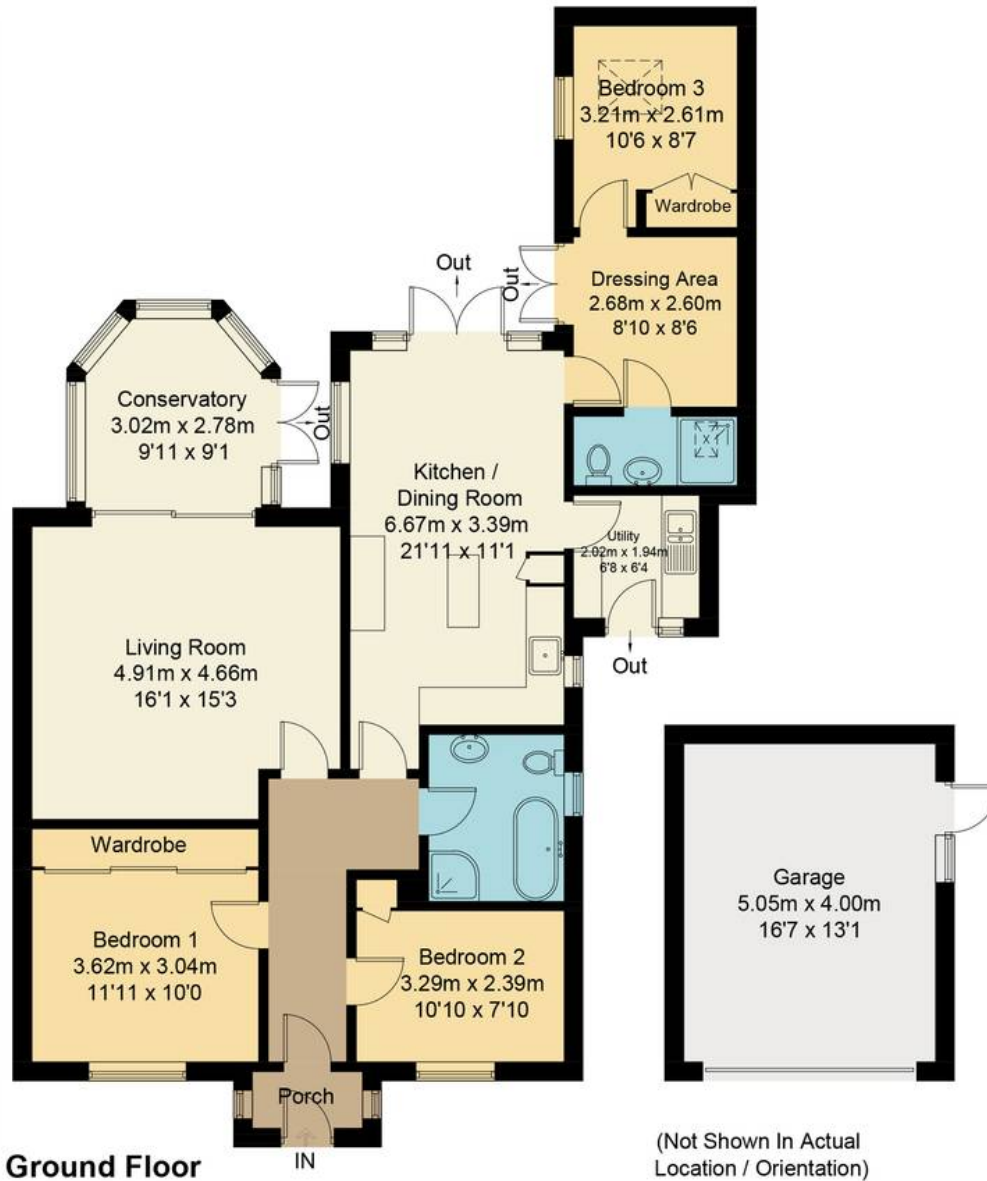


Cothill Road, OX14

Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft

Garage = 20.7 sq m / 223 sq ft

Total = 137.2 sq m / 1477 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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