



10 Southmoor Gardens, Southmoor OX13 5GG



## 10 Southmoor Gardens

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Stunning four bedroom detached home suitable for the over 60's forming part of this select development surrounded by beautiful mature managed gardens, accessed through secure private drive.

Southmoor Gardens is situated in a delightful location within this small, select development and offers easy pedestrian access to the village's wide range of amenities including general convenience stores, post office, church, garage, hairdressers and the Wagon & Horses public house. There is an excellent bus service to Abingdon, Witney and the city of Oxford. Southmoor is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles) and Oxford city (circa. 10 miles). The nearby A420 provides a quick route onto the M4 at Junction 13 to Newbury.

Bedrooms: 4

Bathrooms: 3

Reception Rooms: 2

Council Tax Band: F

Tenure: Freehold

EPC: B





## Key Features

- Southmoor Gardens benefits from an estate manager who ensures that the whole development is maintained to the highest possible standards.
- Inviting entrance hall leading to stylish and well equipped kitchen offering an excellent selection of units complemented by several built-in electrical appliances with quartz working surfaces over, and separate utility room.
- Stunning and very light and airy living room/dining room featuring delightful triple aspect bay dining area which in turns leads to the living area with double doors (fitted with electronically operated blinds) leading to extensive south facing sun terrace.
- Alternative front reception room (designed to offer potential ground floor bedroom with en-suite facilities - if required), complemented by an adjoining shower room with contemporary white suite.
- Light and airy landing leading to wonderful master bedroom with an extensive selection of built-in wardrobe cupboards and en-suite shower room with contemporary white suite.
- Three further good size bedrooms (two of which benefit from high quality fitted bedroom furniture) complemented by luxury bathroom with contemporary white suite.
- Front gardens providing hard standing parking facility leading to garage with electronically operated door.
- Most attractive corner plot southerly facing rear gardens (option of being managed by the resident groundsman within the monthly service charges) featuring an extensive decked sun terrace with two electronically operated awnings over, providing delightful seating areas leading to lawn - the whole enclosed by trees, shrubbery and fencing, affording high degrees of privacy.

















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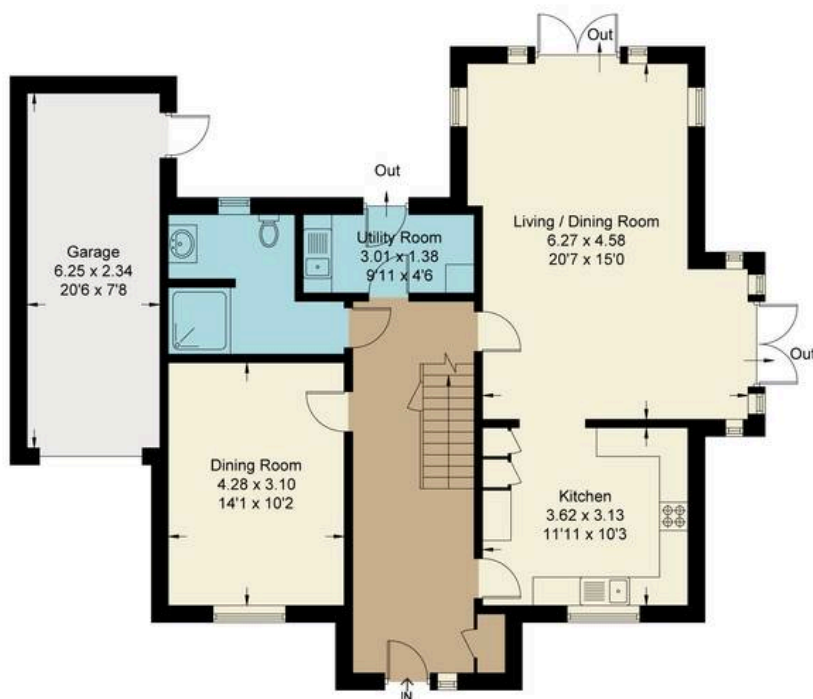
# Southmoor Gardens, OX13

Approximate Gross Internal Area = 156.2 sq m / 1681.32 sq ft

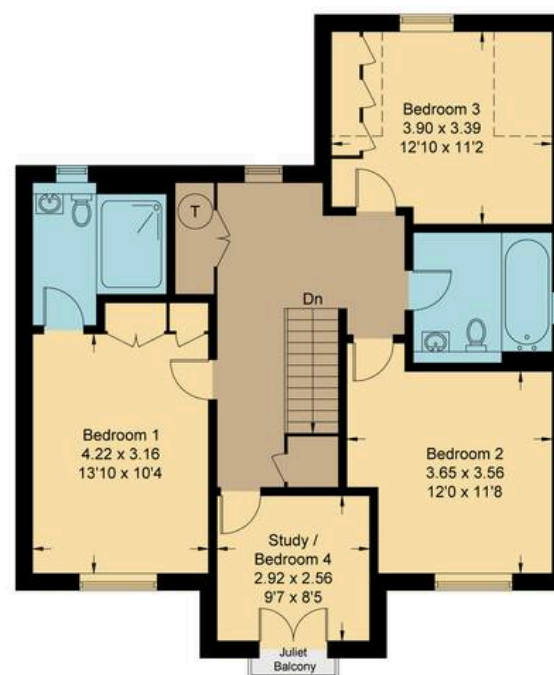
Garage = 14.6 sq m / 157.15 sq ft

Total = 170.8 sq m / 1838.47 sq ft

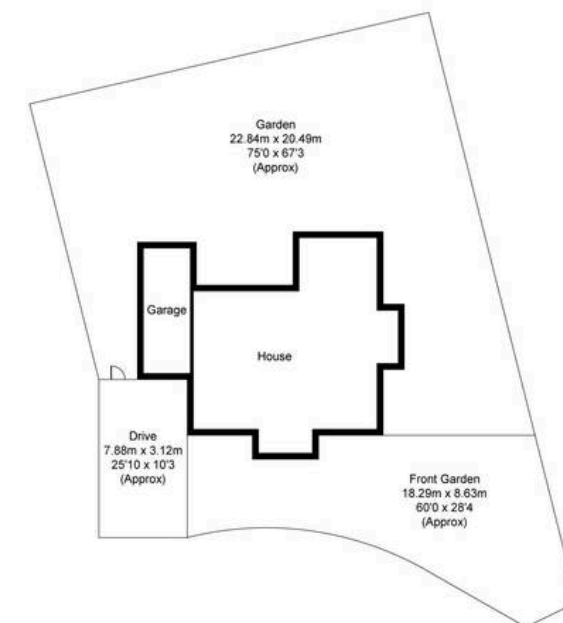
For identification only - Not to scale



**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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