



31 Virginia Way, Abingdon OX14 5QJ



## 31 Virginia Way

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Attractive open countryside views feature with this superbly presented and very spacious detached bungalow offering many features including large open plan living room/dining room with attractive fireplace and well equipped kitchen/breakfast room leading to spacious conservatory providing delightful seating areas overlooking the attractive south facing rear gardens, which lead directly onto open farmland, sold with no ongoing chain.

31 Virginia Way is well-situated towards the edge of this established development backing directly onto attractive open farmland and offers easy pedestrian access to many nearby shops and schooling. There is a quick route onto the A34 leading to many important destinations North and South. Useful distances include Abingdon town centre (circa. 0.7 miles), Didcot with its useful mainline railway station to London Paddington (circa. 8 miles) and Oxford city centre (circa. 7 miles) with a wide range of facilities.

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: D







## Key Features

- Enclosed entrance porch leading to entrance hall with cloakroom off
- Impressive open plan living room/dining room with attractive fireplace and large double glazed bay window
- Two spacious double bedrooms complimented by shower room with white suite
- Well equipped kitchen/breakfast room which in turn leads to delightful and spacious double glazed conservatory providing attractive views over the rear gardens and open countryside beyond
- Mains gas radiator central heating (combined with smart meter), PVC double glazed windows and the property will be sold with no ongoing chain
- Front gardens providing block paved hard standing parking facilities for several vehicles leading to garage with electronically operated up and over door
- Attractive, well maintained south facing rear gardens featuring patio and lawn, surrounded by flower and shrub borders - the whole enclosed by fencing before leading on to attractive open farmland





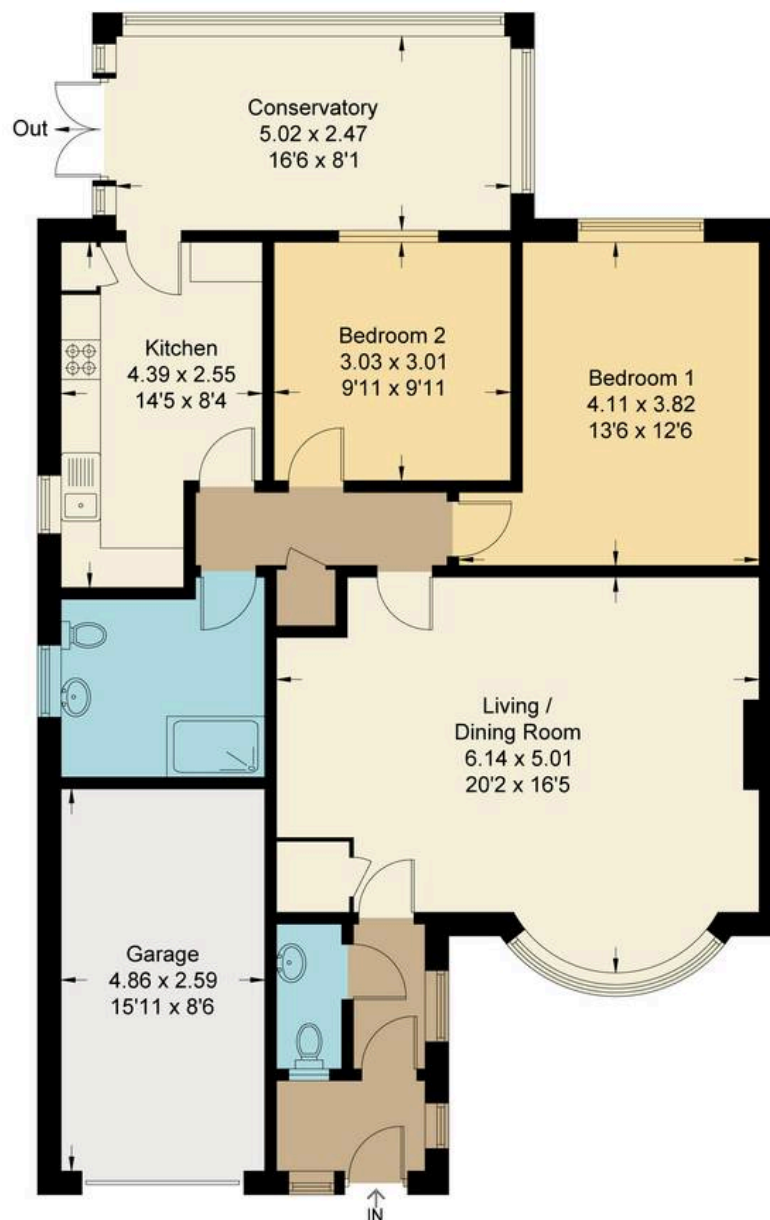
# Virginia Way, OX14

Approximate Gross Internal Area = 91.70 sq m / 987 sq ft

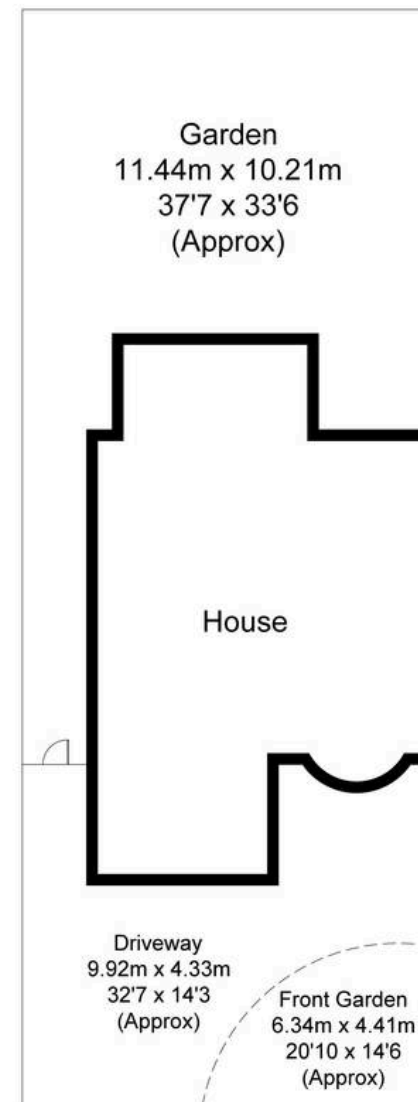
Garage = 12.60 sq m / 136 sq ft

Total = 104.30 sq m / 1123 sq ft

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards.

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