



11 Robinson Road, Wootton OX1 5LE

11 Robinson Road

A spacious and highly versatile semi-detached family home complete with single garage, three bedrooms, two bathrooms and two separate reception rooms. Located on the fringe of the extremely well serviced Wootton Village.

11 Robinson Road is well-situated towards the edge of this small, select village development and offers easy access to the nearby village of Wootton's amenities which include general stores, post office, florist, primary school and church. Useful distances include Abingdon town centre (circa. 4 miles) and Oxford city centre (circa. 5 miles).

Bedrooms: 3

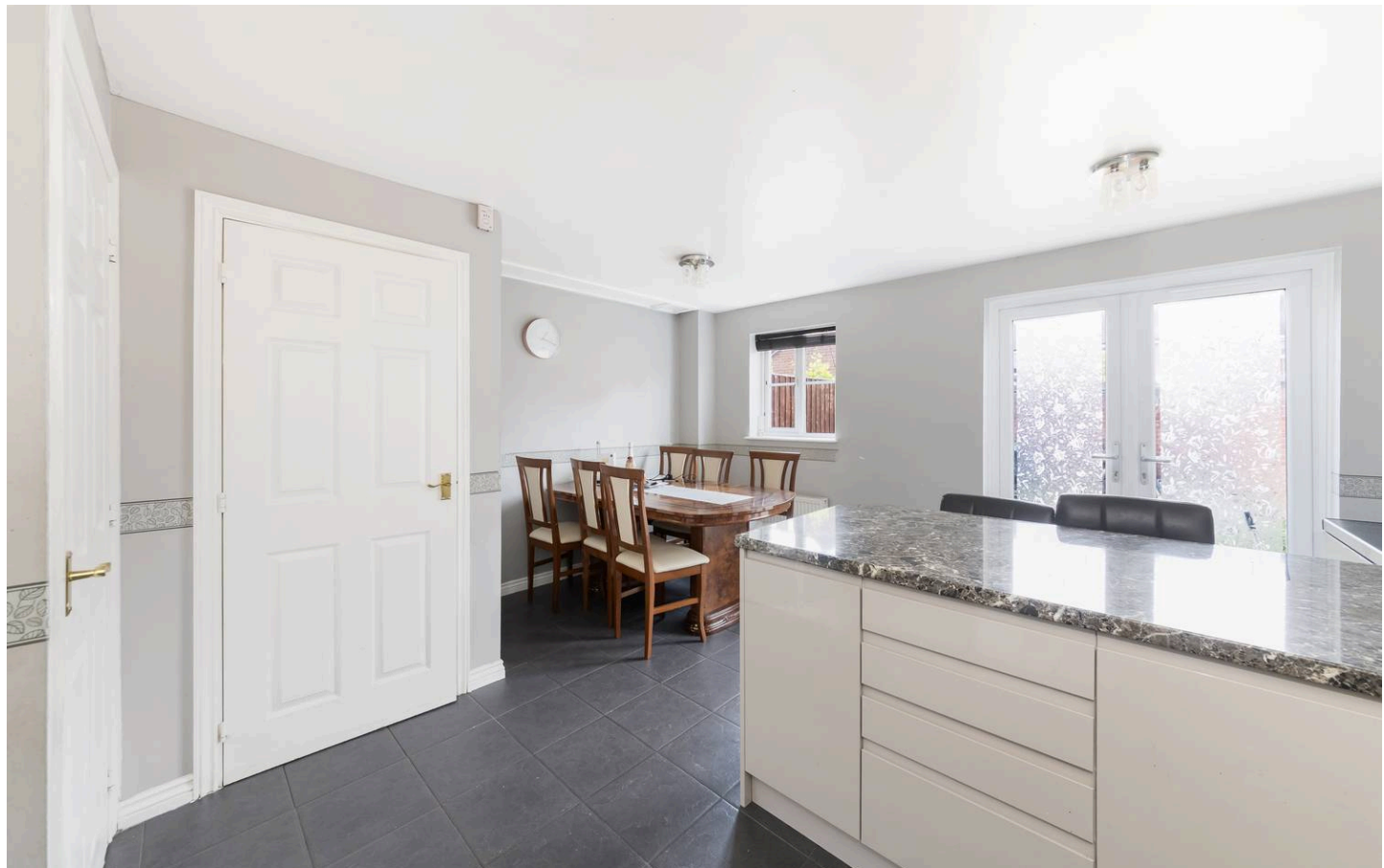
Bathrooms: 2

Reception Rooms:

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Key Features

- Good size entrance hall with cloakroom off
- Versatile ground floor reception room, ideal as a generous study, playroom, snug or a fourth bedroom if so required
- Spacious and light open plan social kitchen/dining room spanning the full width of the property with window and double doors opening out onto the gardens
- To the first floor is a good size living room with two windows overlooking the garden and the master bedroom which benefits from a shower en-suite
- To the second floor are two good size bedrooms both serviced by a family bathroom with white suite
- Externally the property benefits from a single garage to the rear with driveway parking space in front. Predominantly walled rear garden with gated side access





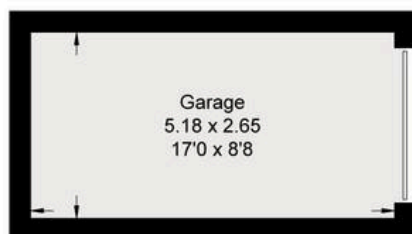
Robinson Road, OX1

Approximate Gross Internal Area = 97.80 sq m / 1053 sq ft

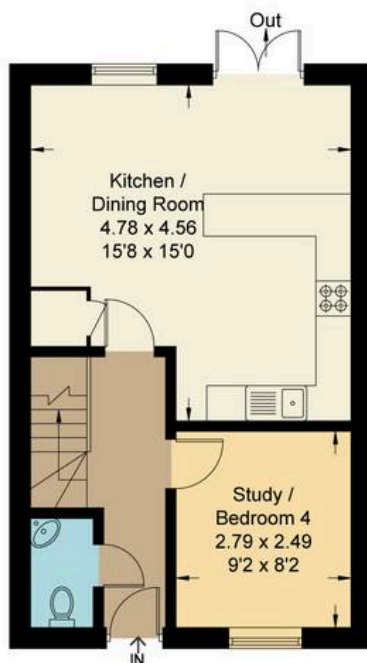
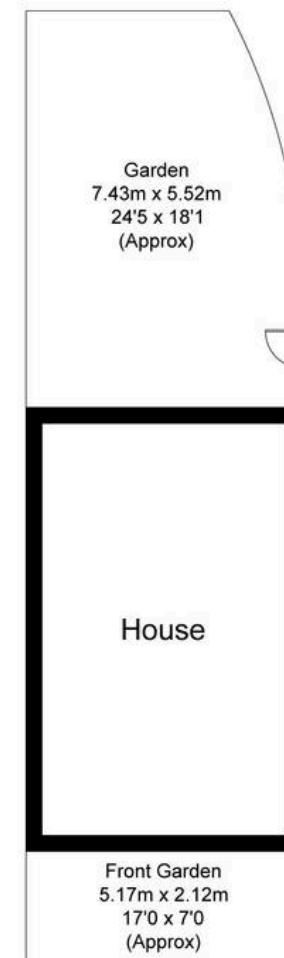
Garage = 13.70 sq m / 147 sq ft

Total = 111.50 sq m / 1200 sq ft

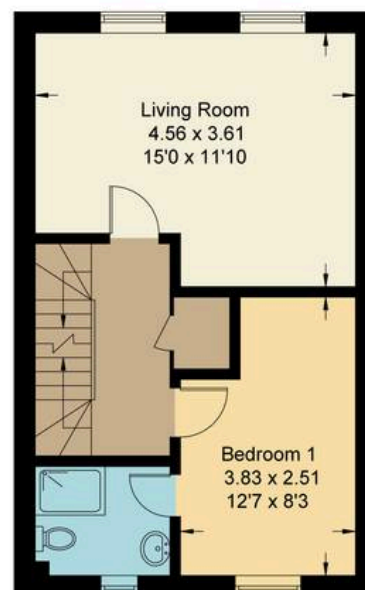
For identification only - Not to scale



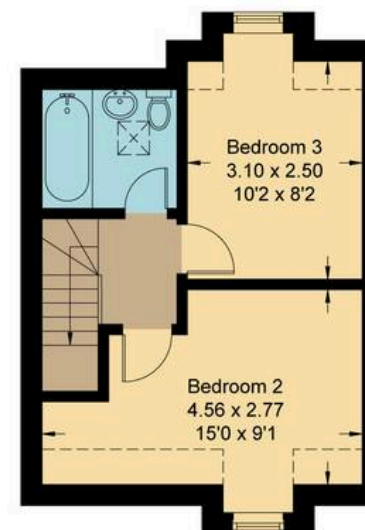
(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards.

Not to scale, for illustration and layout purposes only.

© Mortimer Photography. Produced for Hodsons.

Unauthorised reproduction prohibited



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

5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL

T: 01235 553686

E: abingdon@hodsons.co.uk

www.hodsons.co.uk