



4 Manor Road, Wootton OX13 6DG

4 Manor Road

Modern four bedroom detached family home, well situated on the edge of this small village development, offering easy pedestrian access to many nearby amenities including an excellent primary school.

4 Manor Road is well situated on the edge of this small sought after development, and is within walking distance of a wide range of amenities including the popular village primary school, general stores, post office, public house and church. It is a 3 minute walk to bus stops with easy access to Abingdon town (circa. 3 miles) and Oxford city centre which offers a wide range of amenities (circa. 6 miles).

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 3

Council Tax Band: F

Tenure: Freehold

EPC: D





Key Features

- Inviting entrance hall leading to cloakroom
- Separate and spacious front study/family room
- Well equipped kitchen complemented by separate utility room
- Impressive separate living room with attractive fireplace and doors leading to delightful and very spacious double-glazed conservatory providing attractive views over the rear gardens
- Large master bedroom featuring three separate double glazed windows, built-in wardrobe cupboards and en-suite facilities
- Three further spacious bedrooms complemented by family bathroom
- Front gardens providing hard standing parking facilities which in turn lead to the integral garage
- Attractive mature rear gardens incorporating patio and lawn leading to delightful summer house -the whole enclosed by trees shrubbery and fencing









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON

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Manor Road, OX13

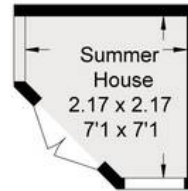
Approximate Gross Internal Area = 127.40 sq m / 1371 sq ft

Garage = 14.10 sq m / 152 sq ft

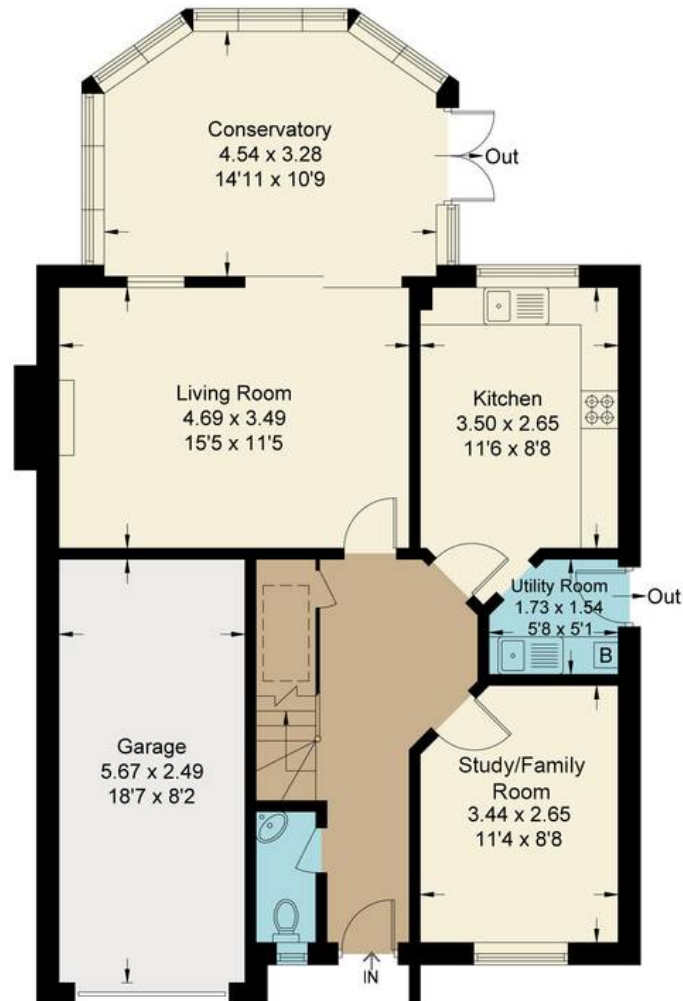
Summer House = 3.90 sq m / 42 sq ft

Total = 145.40 sq m / 1565 sq ft

For identification only - Not to scale



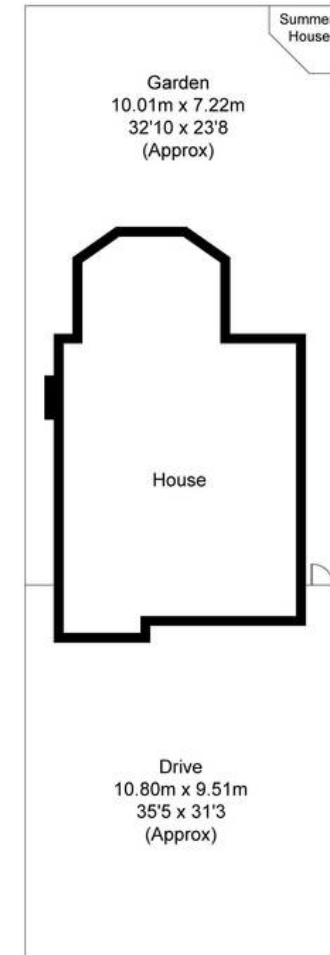
(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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