



7 Larch Close, Southmoor OX13 5DD

7 Larch Close

Well positioned 3/4 bedroom semi-detached family home offering very flexible and well presented accommodation throughout, well-situated in a pleasant cul-de-sac setting within the heart of this popular village offering an excellent range of amenities, offered to the market with certainty of no ongoing chain.

Larch Close is situated in a very pleasant cul-de-sac location within the heart of this very popular village and is within walking distance of the village's many amenities which include general store, post office, church, primary school, tennis club and public house. There is an excellent bus service to Abingdon, Witney, Faringdon, Swindon and the City of Oxford. Southmoor is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles), Witney (circa. 9 miles) and Oxford city (circa. 9 miles). The nearby A420 provides easy access to Oxford, the M4 and M40.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Key Features

- Entrance hall leading to a well-equipped kitchen and separate utility room and cloakroom
- Impressive 19' open-plan living room/dining room with doors leading to a 17' conservatory overlooking the rear gardens
- Very flexible ground floor family room/4th bedroom
- Three spacious first floor double bedrooms complemented by a family bathroom
- Mains gas radiator central heating, double-glazed windows and the property is sold with no ongoing chain
- Front gardens providing parking facilities for many vehicles and attractive well-maintained fully enclosed south-facing rear gardens





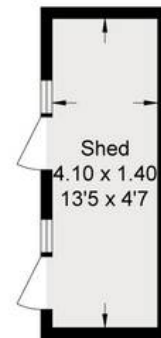
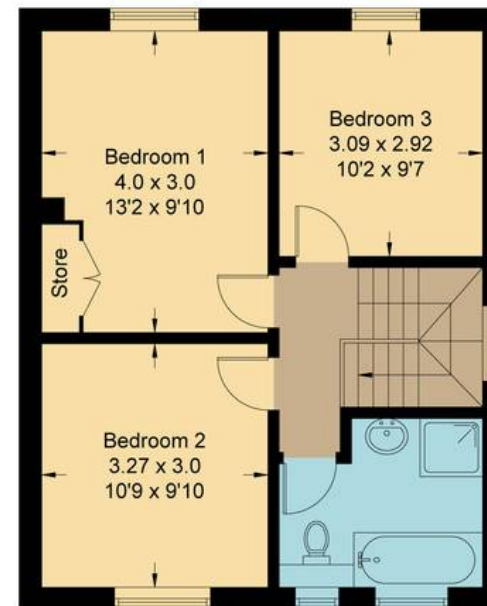
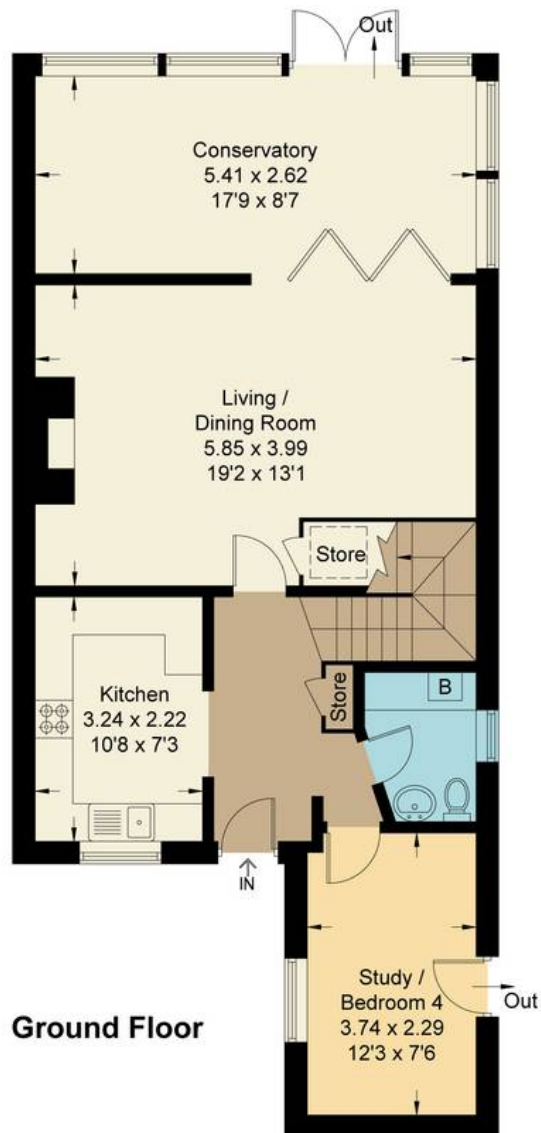
Larch Close, OX13

Approximate Gross Internal Area = 110.70 sq m / 1192 sq ft

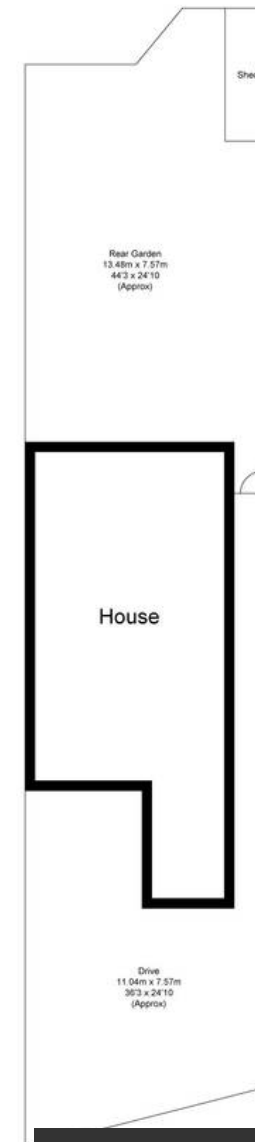
Shed = 5.70 sq m / 61 sq ft

Total = 116.40 sq m / 1253 sq ft

For identification only - Not to scale



(Not Shown In Actual
Location / Orientation)



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