



7 Fletcher Close, Steventon OX13 6GE



## 7 Fletcher Close

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Well situated in a quiet cul-de-sac within this highly desirable and well serviced Oxfordshire village. A three bedroom link-detached family home offered to the market in excellent order throughout with the balance of an NHBC warranty remaining. With light and well proportioned accommodation complemented by a single garage good sized rear garden and ample driveway parking.

7 Fletcher Close is well-situated on the edge of this small, select development fronting an attractive green. The ancient village has an historic Causeway and the property is a short walk from the well-kept large village green. There is an allotment with peppercorn annual rent, a modern village hall, parish church and primary school. The village offers many amenities including large general store with post office, several public houses, food takeaway outlets and sports club. An 18 hole golf course in neighbouring Drayton is less than a mile away. A regular bus service runs through the village. Steventon is well-placed for Abingdon (circa. 3.8 miles), Oxford city (circa. 12.2 miles) and Didcot (circa. 4.1 miles). From Didcot Parkway there are direct trains to London Paddington.

Bedrooms: 3 Bathrooms: 2 Reception Rooms: 1

Council Tax band: E Tenure: Freehold EPC: B







## Key Features

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- Generous entrance hall with stairs rising to the first floor and ground floor cloakroom
- Good size living room with window to the front aspect
- Spacious, wonderfully light kitchen/dining room spanning the full width of the property. With a contemporary kitchen including integral appliances and double doors opening out onto the gardens
- To the first floor are three good sized bedrooms the master bedroom benefiting from a modern shower en-suite. Bedrooms two and three serviced by a modern family bathroom with white suite
- Externally the property benefits from front garden, driveway parking, single garage and lawned rear garden with full width patio, gated side access and small summer house with light and power

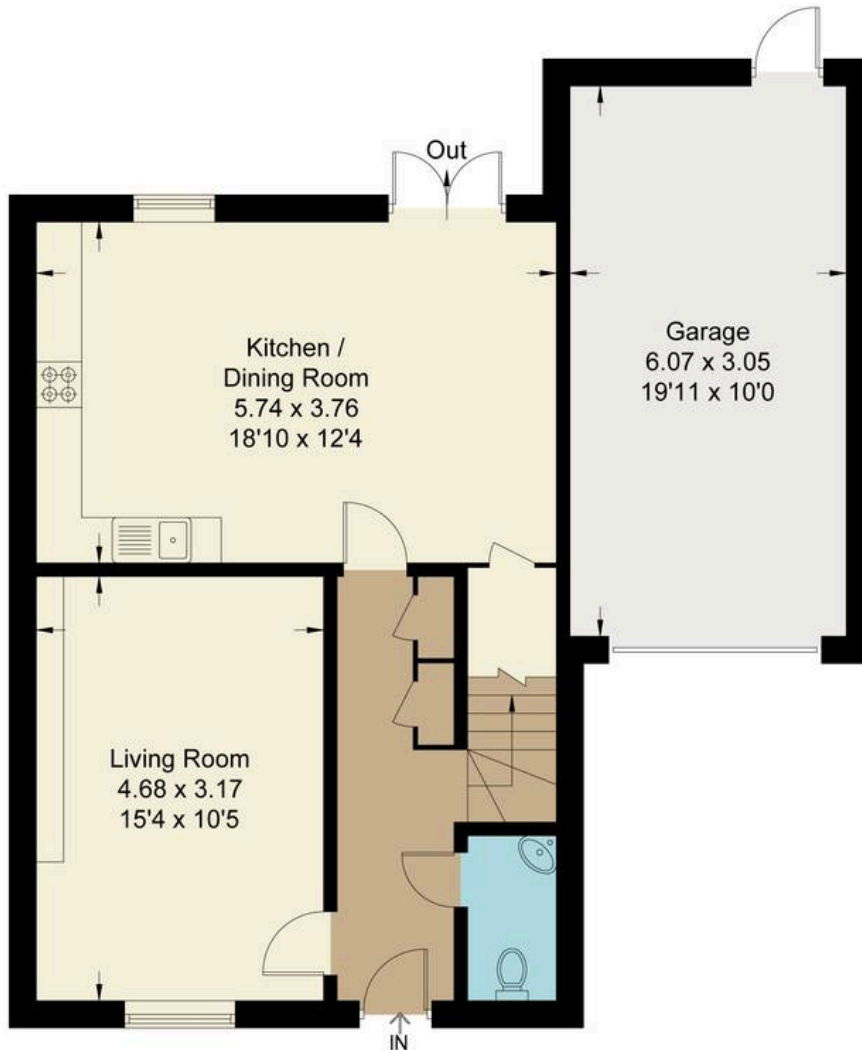




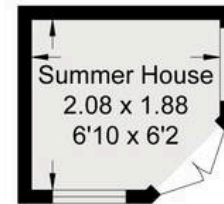


# Fletcher Close, OX13

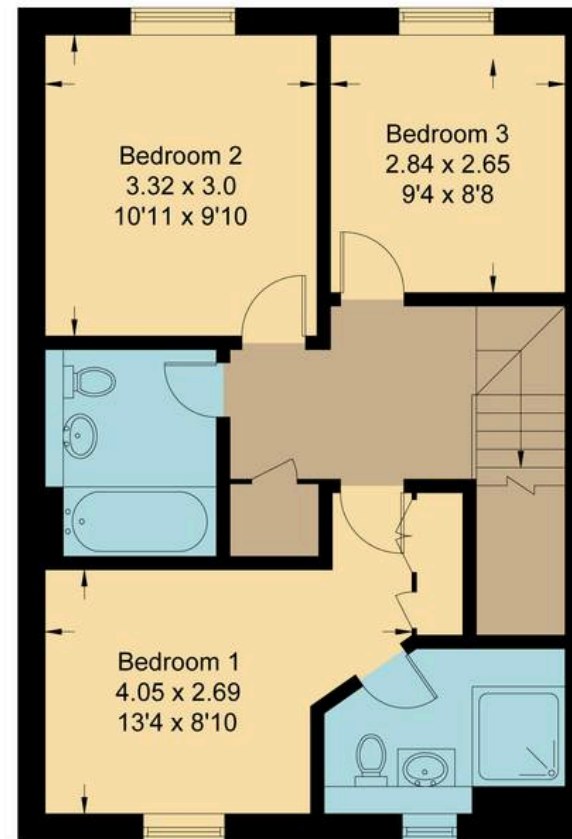
Approximate Gross Internal Area = 98.60 sq m / 1061 sq ft  
 Garage = 18.50 sq m / 199 sq ft  
 Summer House = 3.60 sq m / 39 sq ft  
 Total = 120.70 sq m / 1299 sq ft  
 For identification only - Not to scale



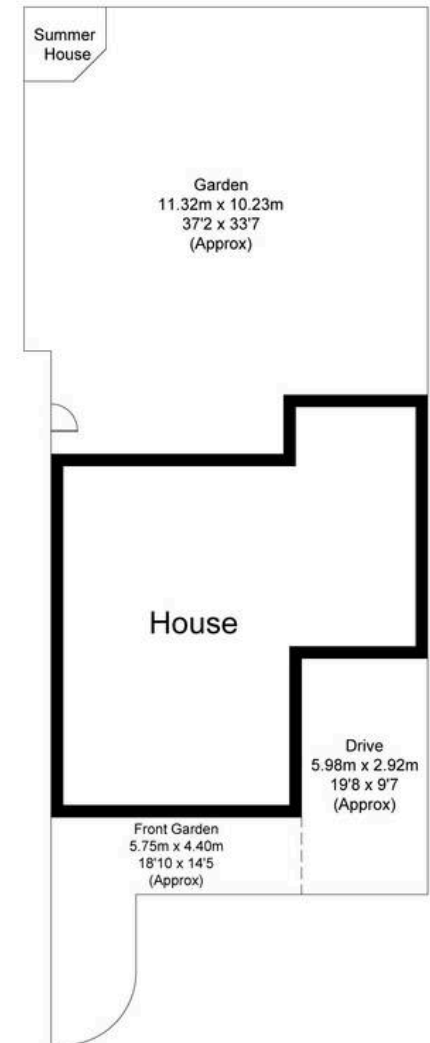
**Ground Floor**



(Not Shown In Actual  
Location / Orientation)



**First Floor**



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