



Plot 4 - Southmoor Gardens, Southmoor OX13 5GG

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Plot 4

Guide Price £600,000

Plot 4, Southmoor Gardens is a stunning double-fronted detached house with garage situated towards the edge of this small, select development of only 10 beautifully thought out detached homes for the over 60's, in one inspiring tree-lined location surrounding an attractive open green, situated in a delightful non-estate location towards the centre of this thriving village offering an excellent range of amenities.

Location

Plot 4, Southmoor Gardens is situated in a delightful location within this small, select development and offers easy pedestrian access to the village's wide range of amenities which include a one-stop general store, post office, church, primary school, garage, hairdressers and the Wagon & Horses public house. There is an excellent bus service to Abingdon, Witney and the city of Oxford. Southmoor is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles) and Oxford city (circa. 10 miles). The nearby A420 provides a quick route onto the M4 at Junction 13 to Newbury.

Directions

Leave Abingdon on the A415 and proceed through the village of Marcham. At the junction turn right at the traffic lights and then immediately left again onto the A415. Proceed into the village of Kingston Bagpuize and at the mini-roundabout turn left onto the Faringdon Road. Continue for a short way where the private entrance to Southmoor Gardens can be found on the left hand side.

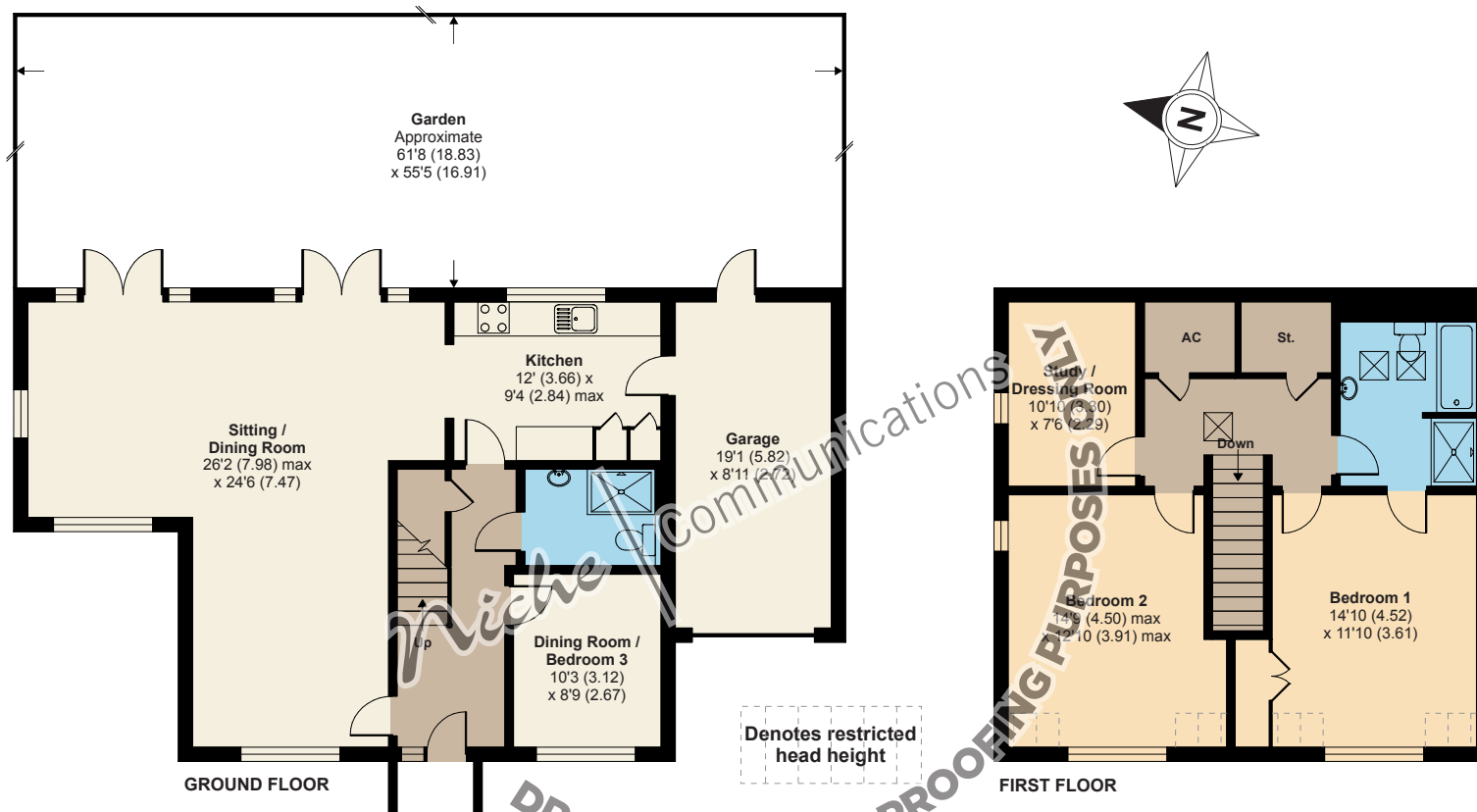


- Stylish kitchen with 'Shaker' style floor and wall units, Neff integrated appliances, quartz working surfaces, engineered oak wood flooring and under floor heating
- Fabulous double aspect sitting room partly open plan to a delightful dining/garden room with two sets of French doors, flexible dining room/third bedroom with adjoining cloakroom/shower room
- Spacious first floor landing providing large storage facilities, leading to a delightful master bedroom with built-in wardrobe cupboards with "Jack and Jill" en-suite bathroom, further stylish double bedroom and a very flexible study/dressing room
- Attractive corner plot gardens featuring patio and lawn area – the whole enclosed by trees, shrubbery and fencing
- Bathrooms/shower rooms are fitted with stylish white suites complemented by porcelain floor and wall tiling with brushed steel trim and under floor heating
- Fitted wool carpet to living room and bedrooms, engineered oak flooring to hall and kitchen, Vicaima oak timber veneered internal doors, remote controlled electric garage doors
- Security and peace of mind features include alarm system, mains operated smoke and carbon monoxide alarms, external lights and timber front door with multi-point locking system
- PVC double-glazed windows, high levels of insulation to walls and ceiling, A-rated gas fired condensing boiler servicing under floor heating throughout the ground floor

3  bedrooms

1  receptions

2  bathrooms



Southmoor Gardens, Southmoor, Abingdon, OX13

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1526 SQ FT 141.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

GARAGE APPROX. GROSS INTERNAL FLOOR AREA 176 SQ FT 16.3 SQ METRES

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1702 SQ FT 158.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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