



Plot 3 - Southmoor Gardens , Southmoor OX13 5GG

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Plot 3

£750,000

Plot 3, Southmoor Gardens is a stunning detached house with a double 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 3 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.

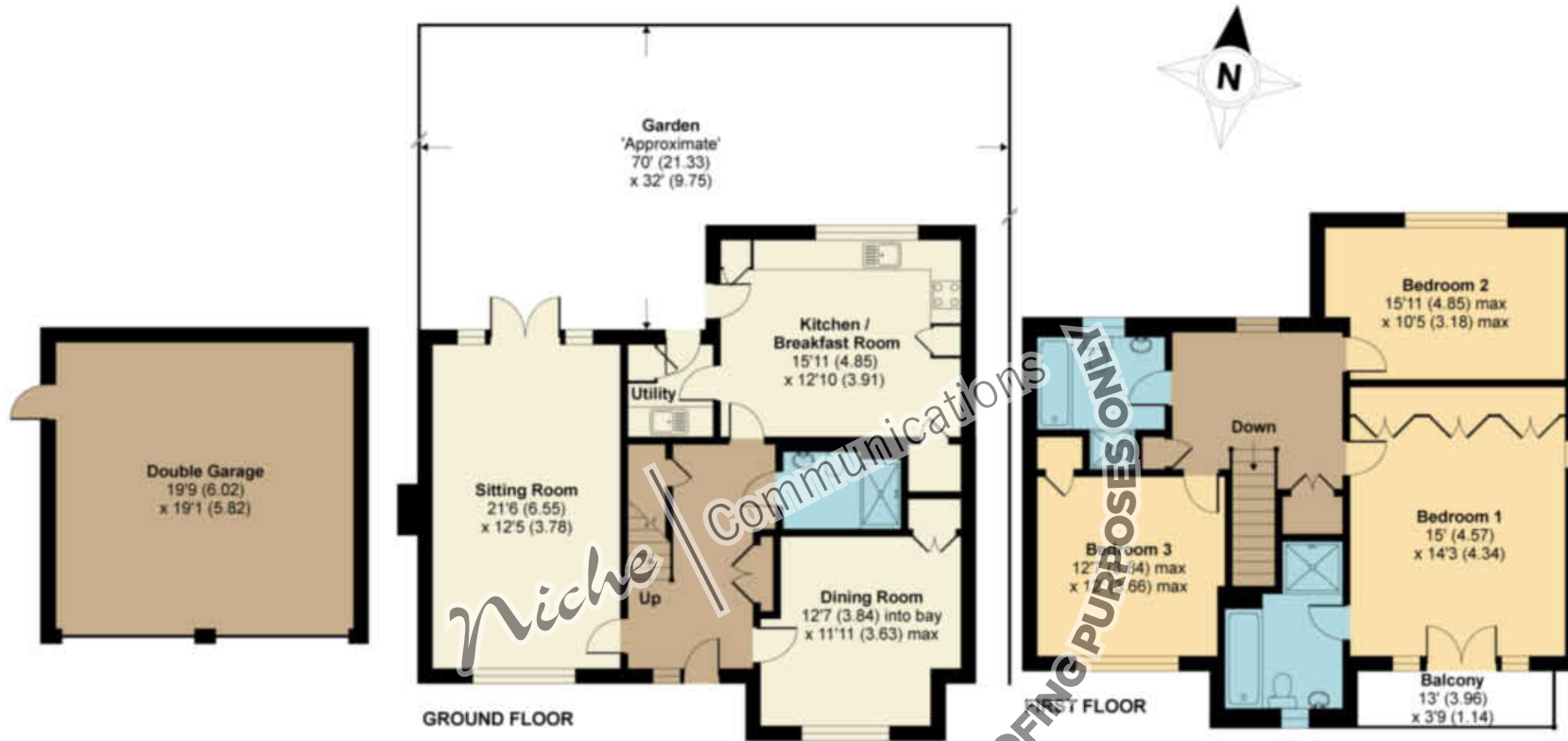


- Double aspect kitchen/breakfast room offering 'Shaker' style floor and wall units, Neff integrated appliances, quartz working surfaces, engineered oak wood flooring, under floor heating and matching utility room
- Double aspect living room with French doors providing attractive views over the rear gardens, very light and airy dining room/fourth bedroom with an adjoining cloakroom/shower room
- Master bedroom including an extensive selection of wall-to-wall wardrobe cupboards, en-suite bathroom and French doors leading to balcony, two further good size bedrooms and bathroom
- Attractive and good size gardens featuring an extensive patio and lawn area – the whole enclosed by trees, shrubbery and fencing before leading onto a most attractive tree-lined open aspect
- Bathrooms/shower rooms are fitted with stylish white suites complemented by porcelain floor and wall tiling with brushed steel trim and under floor heating
- 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
- Fitted wool carpet, 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

4  bedrooms

1  receptions

3  bathrooms



Southmoor Gardens, Southmoor, Abingdon, OX13

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1817 SQ FT 168.8 SQ METRES
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 380 SQ FT 35.3 SQ METRES
 TOTAL APPROX. GROSS INTERNAL FLOOR AREA 2197 SQ FT 204.1 SQ METRES

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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