



11 Mitchell Close, Wootton OX13 6DR



11 Mitchell Close

Superbly presented and very spacious three-bedroom family home well situated within the heart of this popular village close to a wide range of amenities, complemented by well maintained southerly facing rear gardens leading onto an attractive village park.

Wootton village is a very popular village offering an excellent range of amenities including general stores, chemist, dentist, post office, florist, primary school and church. The village is also surrounded by attractive countryside providing delightful walks. Useful distances include Abingdon town centre (circa. 3 miles) and Oxford city centre (circa. 6 miles) with frequent bus routes to both.

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

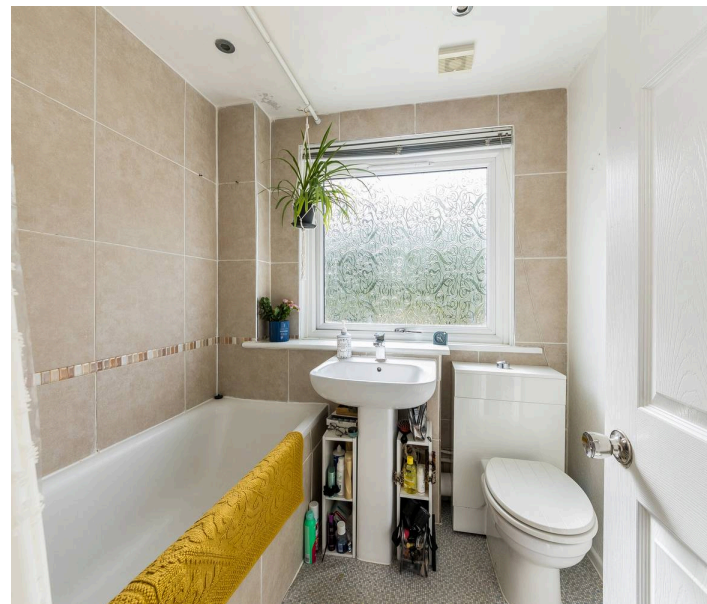
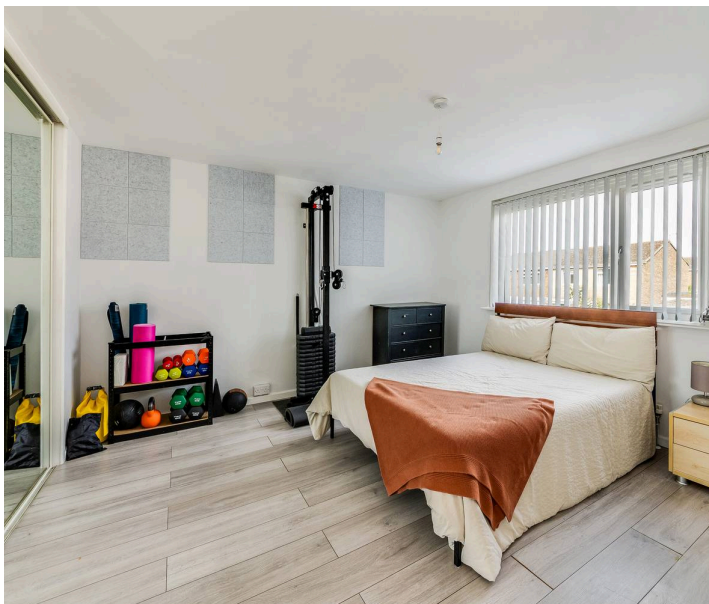
EPC Energy Efficiency Rating: D





Key Features

- Inviting entrance hall leading to ground floor shower room with contemporary white suite
- Delightful and really good sized living room, open plan to well equipped kitchen/dining room
- Separate utility room leading onto the rear gardens
- Three spacious first floor bedrooms, including large master bedroom with built-in wardrobe cupboards
- Family bathroom with contemporary white suite
- PVC double glazed windows and mains gas radiator central heating
- Front gardens providing hard standing parking facilities
- Well maintained southerly facing rear gardens featuring patio and lawn – the whole enclosed by fencing before leading onto an attractive village park





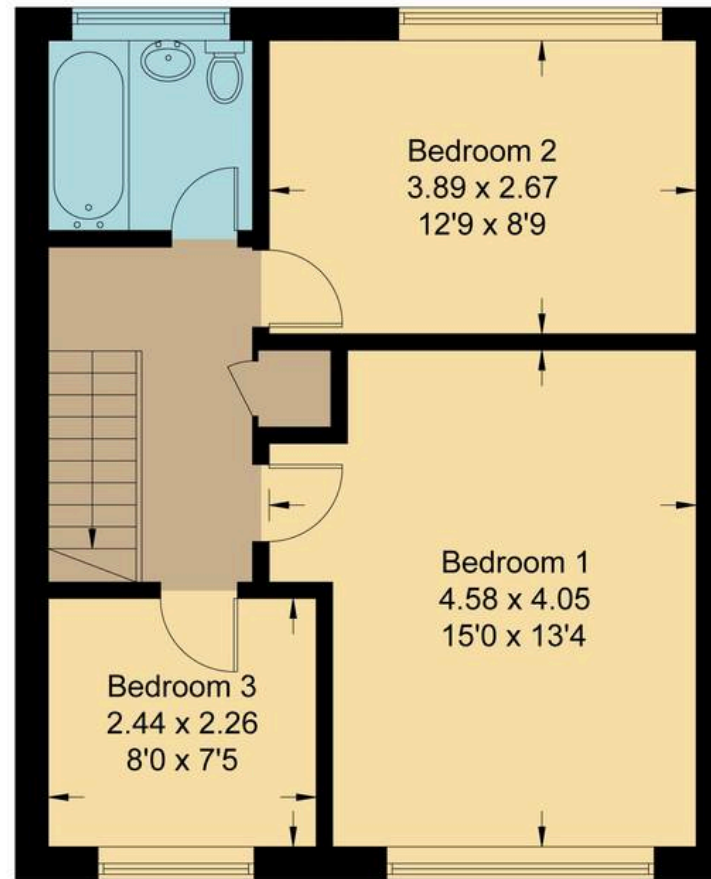
Mitchell Close, OX13

Approximate Gross Internal Area = 91.40 sq m / 984 sq ft

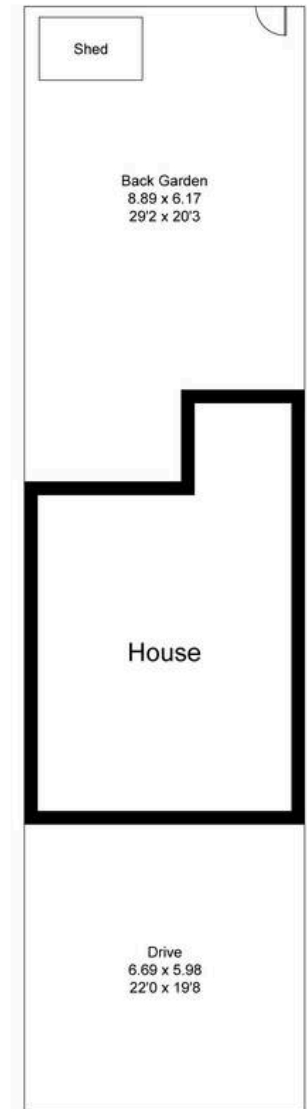
For identification only - Not to scale



Ground Floor



First Floor



Not to scale, for illustration and layout purposes only.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited



Hodsons
...your move, our passion
Sales | Lettings

5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
www.hodsons.co.uk