



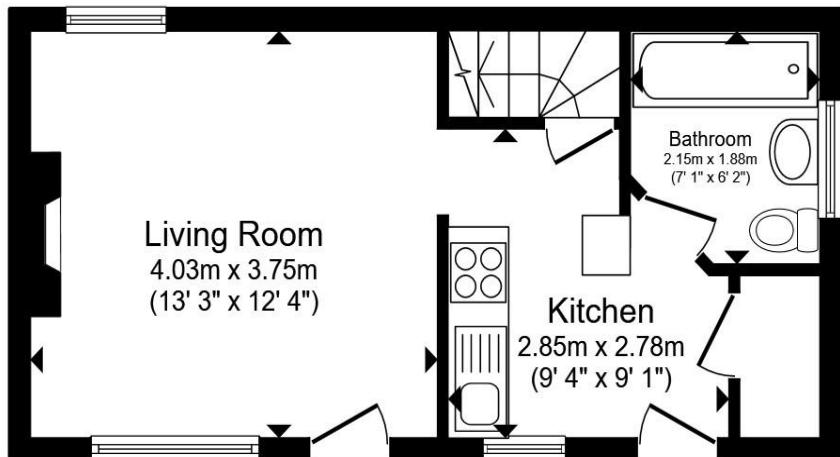
Westover Cottage, Gozzards Ford, Abingdon, OX13 6JH

welcome to

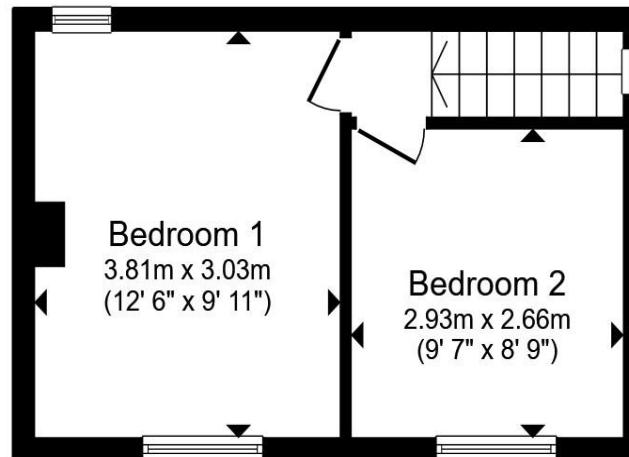
Westover Cottage, Gozzards Ford Abingdon

Allen and Harris are proud to present this two-bedroom detached period cottage located in the popular hamlet of Gozzards Ford, overlooking countryside to the rear. The property is approached via a lane which gives access to several character properties, and this particular cottage is situated in a location which offers a degree of privacy. On entering the property, the front door opens directly into a well presented snug/sitting room which benefits from an open fire and has a door leading through to the kitchen, the kitchen has a range of eye and base level units and gives access to the first floor.





Ground Floor



First Floor

Total floor area 51.2 m² (551 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Westover Cottage, Gozzards Ford Abingdon

- Detached character cottage
- Situated in the hamlet of Gozzards Ford near Frilford Heath
- Two Bedrooms
- Substantial Gardens
- No onward Chain

Tenure: Freehold EPC Rating: F

Council Tax Band: D

guide price

£475,000



view this property online allenandharris.co.uk/Property/ABI107700



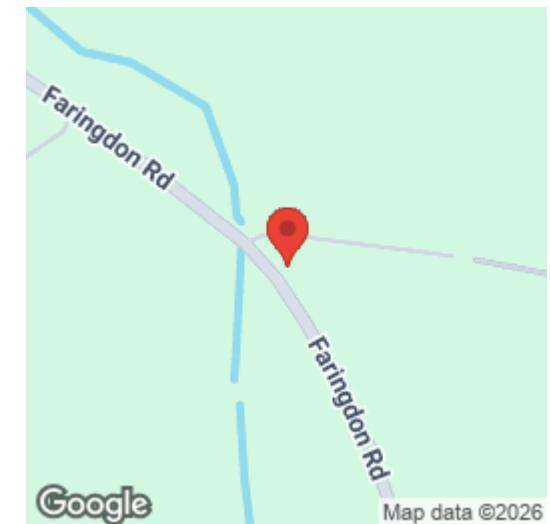
Property Ref:
ABI107700 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

The first floor offers two bedrooms both of which are generous in size.

Outside the property enjoys substantial gardens which are mainly laid to lawn and overlook countryside to the rear.

The current owners have successfully let this property previously as a holiday cottage rented out with cottages.com, the property is offered with no onward chain and gives the opportunity to live in a sought-after location with excellent commuter links, being located approx. 2.4 miles from the A34, and approx. 7.8 miles from Didcot parkway and is located approx. 1.9 miles from Frilford Heath golf course.



Please note the marker reflects the postcode not the actual property



01235 553777



abingdon@allenandharris.co.uk



1 High Street, ABINGDON, Oxfordshire, OX14 5BD



allenandharris.co.uk