



Stocks Lane, Steventon, OX13 6SG

Guide Price £895,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An all-embracing 5-bedroom detached family residence of significant substance and quality, providing versatile and generously proportioned accommodation throughout, with a high degree of versatility. Practical, lifestyle and contemporary features combining seamlessly to create a home to suit all tastes. A ground floor element of the property catering more than adequately for comfortable part self-contained living. All principal rooms are orientated to take full advantage of the delightfully landscaped gardens, which form an attractive feature of the property, with a sweeping brick laid driveway extending to the oversize double garage with sizable separate workshop at its rear. A truly impressive design statement of the property being its split-level kitchen/breakfast/dining/family area with comprehensive Master Class fitted kitchen units, lantern lights and multiple bi-fold doors.

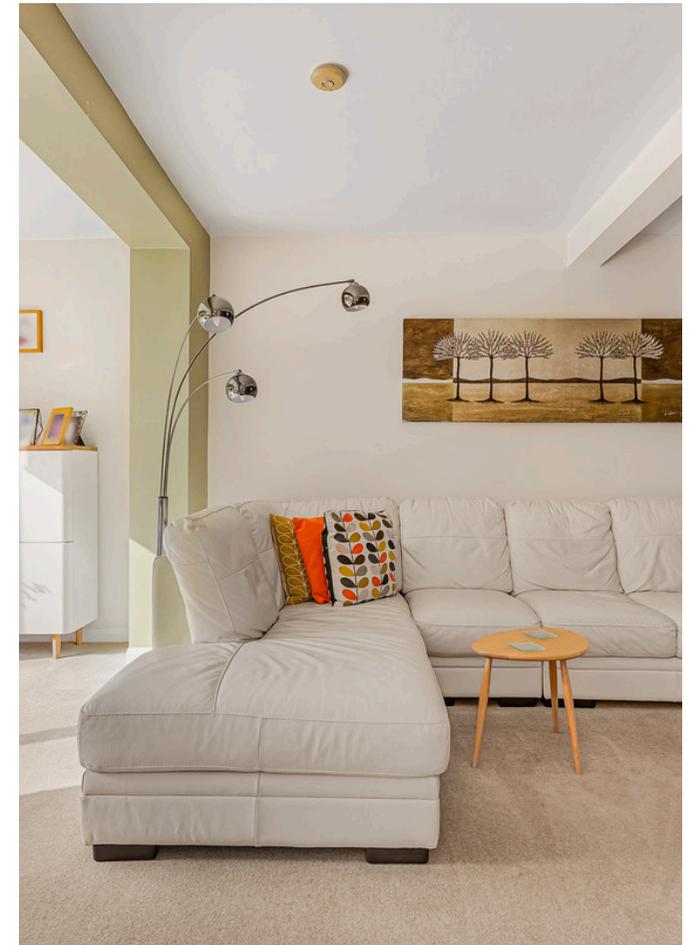
In addition, there is partial air conditioning, high quality floor coverings, stylish sanitary ware to ground floor shower room, first floor shower room and en-suite, ample general storage and fitted wardrobes, eye catching interior doors and excellent electrical specification.

An internal inspection is essential to enable its many fine attributes to be full appreciated.



MATERIAL INFORMATION

- Utilities: Mains Gas/Electricity/Water/Drainage are connected.
- Heating: Gas central heating.
- Parking: Oversize double garage
- Broadband Coverage: According Ofcom, Standard, Superfast & Ultrafast broadband speed are available at this property, along with coverage from O2, Vodafone, EE & Three
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very low



Key Features

- 2462 Sq ft accommodation
- 539 Sq ft garage with workshop
- Gas central heating to radiators
- Double glazing and partial air conditioning
- EPC Rating: C
- Council Tax Band: E



The Location

In this scenic and extremely well-located medium size village, with picturesque tree fringed greens at its heart, and the delightful tree lined Causeway, off which Stocks Lane is located.

Steventon provides a broad range of everyday amenities catering more than adequately for its close knit, and wider community. Stocks Lane itself is an established non-estate environment comprising an eclectic range of homes.

Located just 5 miles south of Abingdon on Thames, a thriving medieval marketing town providing more comprehensive, shopping, schooling and recreational amenities.

The nearby A34 provides access northbound to Oxford and the M40, southbound to the M4. Didcot parkway is within 4 miles, providing a regular mainline connection to London Paddington in as little as 40 minutes.

Major centres of blue-chip, high tech and scientific based employment opportunities are available within the immediate area, notably at Milton Park and the Harwell establishments.



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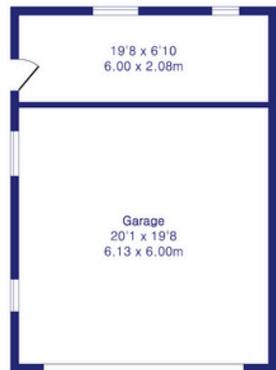
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**Approximate Gross Internal Area 2462 sq ft - 228 sq m
(Excluding Garage)**

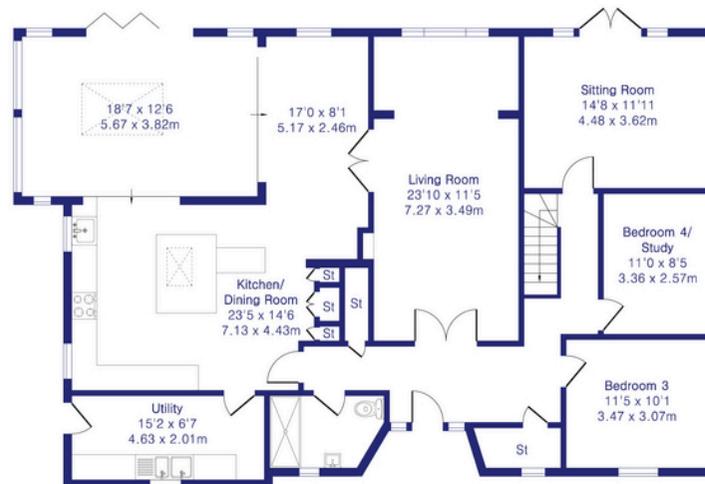
Ground Floor Area 1737 sq ft - 161 sq m

First Floor Area 725 sq ft - 67 sq m

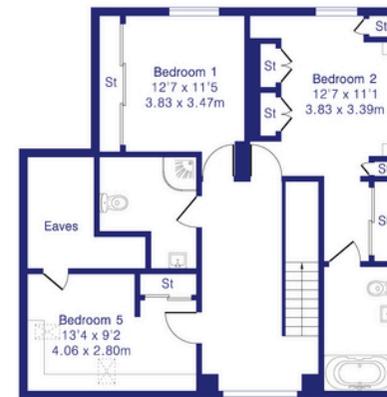
Garage Area 539 sq ft - 50 sq m



Garage



Ground Floor



First Floor

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