



Brind Close, Steventon, OX13 6FG

Guide Price £895,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The property enjoys a generous frontage with extensive driveway parking, beautifully maintained lawns, and a detached double garage providing additional parking and excellent storage. Upon entering, a spacious and welcoming entrance hall sets the tone for the accommodation throughout. The ground floor features a dual-aspect living room with a charming log-burning fireplace, a versatile study/playroom offering an additional reception space, and a convenient cloakroom. The true heart of the home is the stunning open-plan kitchen/dining room to the rear. Featuring a large central island, extensive storage, generous worktop space, and high-specification integrated appliances, this exceptional space is perfectly designed for modern family living. Bi-fold doors open directly onto the approximately 35-metre north/west-facing garden, creating a seamless connection between indoor and outdoor living. A separate utility room provides additional practicality and side access. Throughout the property, high ceilings, spacious rooms, and an abundance of natural light create an airy and inviting atmosphere. The first floor offers a substantial landing with space for a reading nook or seating area. The principal bedroom spans the full depth of the property and benefits from a walk-in wardrobe and an exceptionally spacious ensuite featuring a double shower. Two further double bedrooms, both with built-in wardrobes, are also located on this floor, along with a well-appointed family bathroom. On the second floor are two further generous double bedrooms, served by a modern family shower room. Additional storage is available within the loft, which is partially boarded and fully insulated. To the rear, the property boasts a large, private garden with mature planting, established greenery, and an excellent patio area, ideal for entertaining and family enjoyment. To fully appreciate the size, quality, and superb position of this outstanding family home, a viewing is highly recommended.





Key Features

- Five double bedrooms
- Private, north/west facing garden
- Double garage with ample parking
- Situated towards the end of a private cul-de-sac
- Versatile reception rooms, with dual aspect large lounge
- Open plan kitchen/dining room with bi-folds out to the garden
- Built in wardrobes on first floor with en-suite from master bedroom
- £560pa estate charge



The Location

Brind Close is situated within the popular village of Steventon, a well-regarded Oxfordshire village offering an attractive blend of rural charm and modern convenience. The village benefits from a range of local amenities including a village shop, public houses, community facilities, sports clubs, a primary school and recreational areas, all contributing to its strong community atmosphere.

The nearby market town of Abingdon, approximately 4 miles away, provides a wider selection of shopping, leisure and dining facilities, while Didcot, also around 4 miles away, offers further amenities including The Orchard Centre and Didcot Parkway railway station, with regular direct services to London Paddington. Oxford city centre is approximately 12 miles away and offers an extensive range of cultural, educational and retail attractions.

The surrounding countryside provides excellent opportunities for walking and cycling, while the nearby A34 offers convenient road links to Oxford, Newbury, the M4 and M40, making Steventon an ideal location for both commuters and families alike.



**Approximate Gross Internal Area 2648 sq ft - 246 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 975 sq ft – 91 sq m
 First Floor Area 1005 sq ft – 93 sq m
 Second Floor Area 668 sq ft – 62 sq m
 Garage Area 407 sq ft – 38 sq m
 Outbuilding Area 70 sq ft – 7 sq m



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