



11 Sandleigh Road, Wootton OX13 6DP



# 11 Sandleigh Road

---

A striking, versatile detached residence offering wonderfully light and generously proportioned accommodation over its two floors. Complemented by mature gardens, with a plot totaling 0.13 of an acre. Ample off road parking for multiple vehicles, Situated in a highly desirable no through road within the sought after and well serviced village of Wootton.

Sandleigh Road is a desirable location comprising of mainly substantial detached bungalows and two storey 'chalet style' family homes with large gardens, providing a very pleasant overall setting. There is easy pedestrian access to the village's many amenities including general stores, post office, florist, primary school and church. Useful distances include Abingdon town centre (circa. 3 miles) and Oxford city centre (circa. 6 miles).

Bedrooms: 4

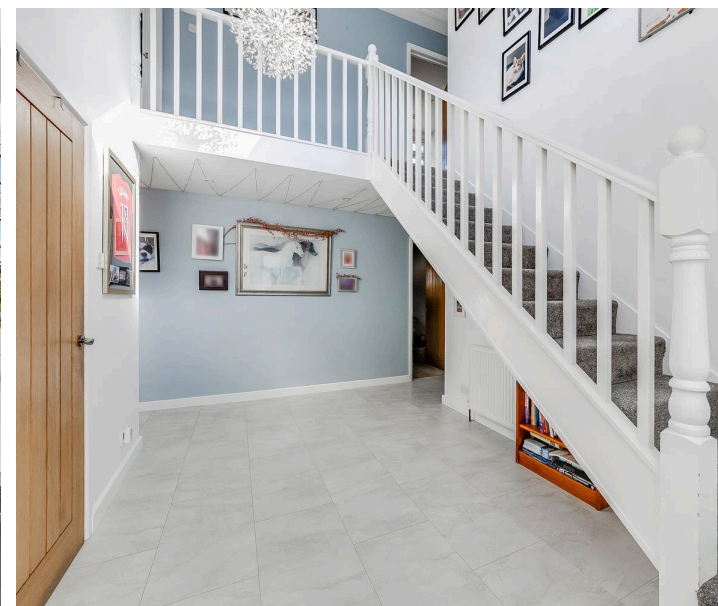
Bathrooms: 2

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: D

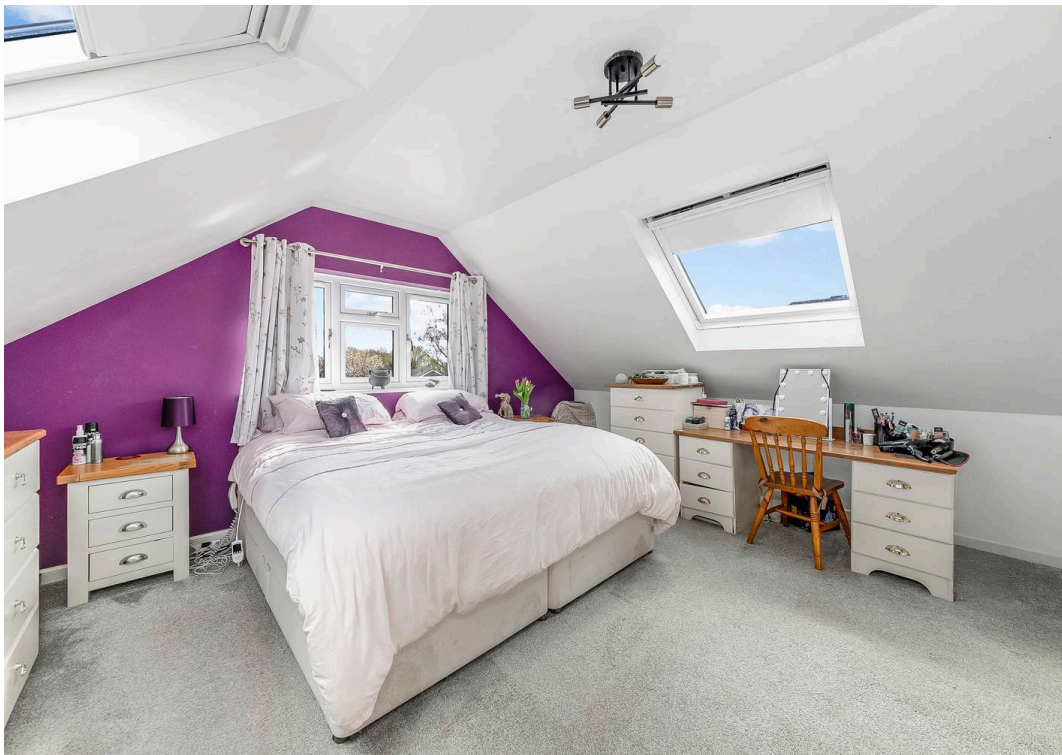




## Key Features

- Striking vaulted entrance hall with doors to all principal rooms, WC and generous storage for coats and shoes
- Double aspect bay fronted 25'4" reception room with a feature wood burning stove
- Two versatile ground floor double bedrooms, bedroom three being of particular note with sliding doors into a contemporary shower en-suite
- The heart of the home is undoubtedly the 25'2" fabulous open plan kitchen/dining/family space with bi-folding doors opening out onto a stunning sandstone paved terrace
- Contemporary fitted kitchen featuring many integral appliances and large window overlooking the gardens
- Arranged around a generous galleried landing are two further spacious double bedrooms flooded with natural light from the velux windows
- Modern four piece family bathroom
- Ample driveway parking for multiple vehicles with gated site access to the rear gardens
- The gardens have been thoughtfully and lovingly landscaped to provide three distinctive areas
- Stunning full width sandstone paved terrace ideal for alfresco dining, this in turn leads onto a landscaped garden with raised planters and shaped lawn through to 110'x 50' mature lawned garden









BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON



**Introducing the Hodsons team...**  
***...trust in our experience!***



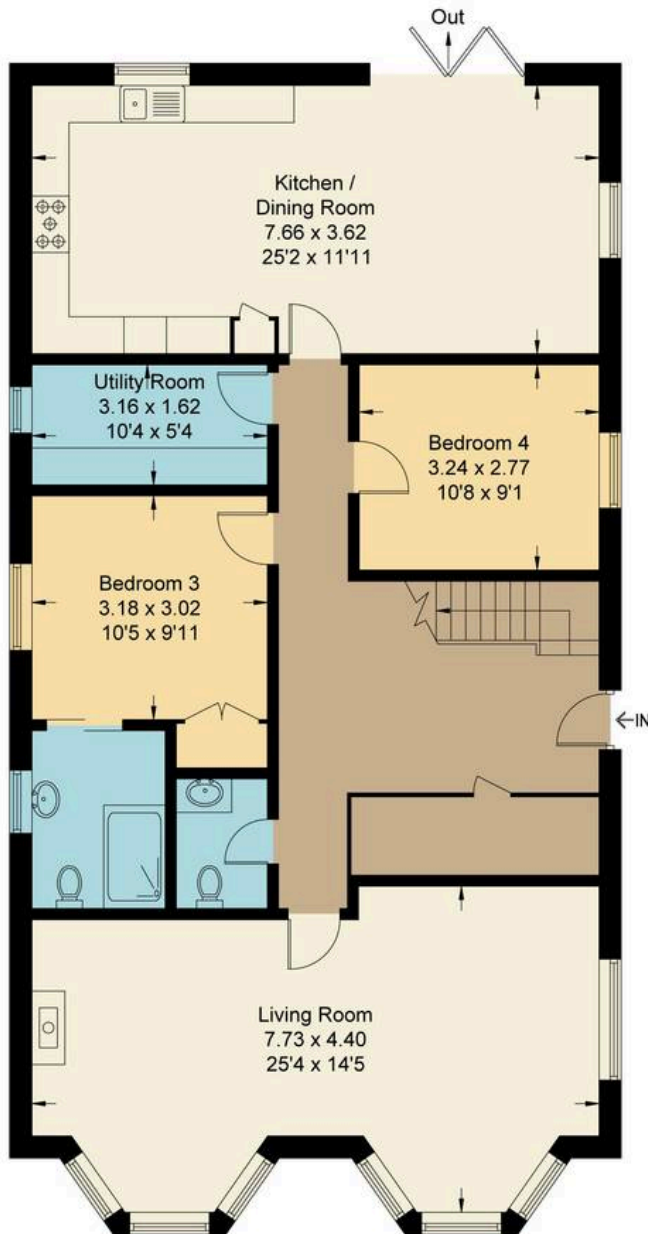


# Sandleigh Road, OX13

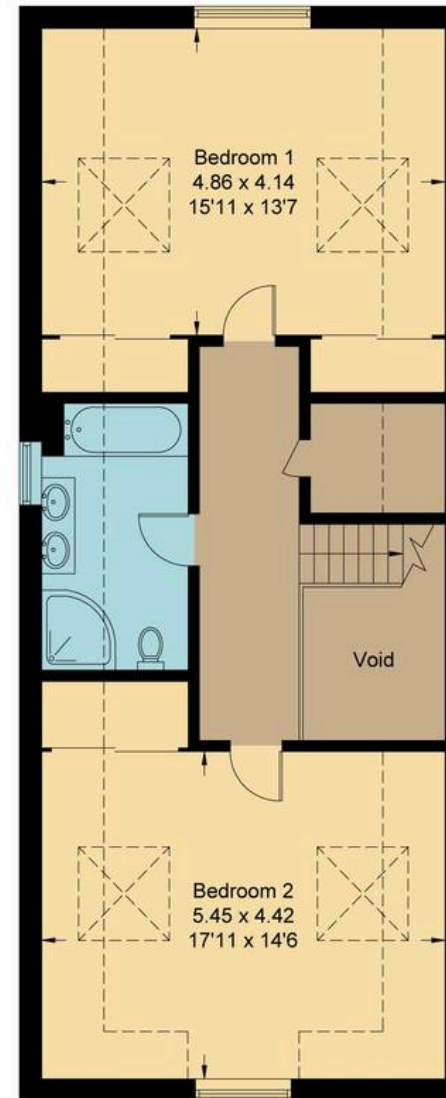
Approximate Gross Internal Area = 189.90 sq m / 2044 sq ft

For identification only - Not to scale

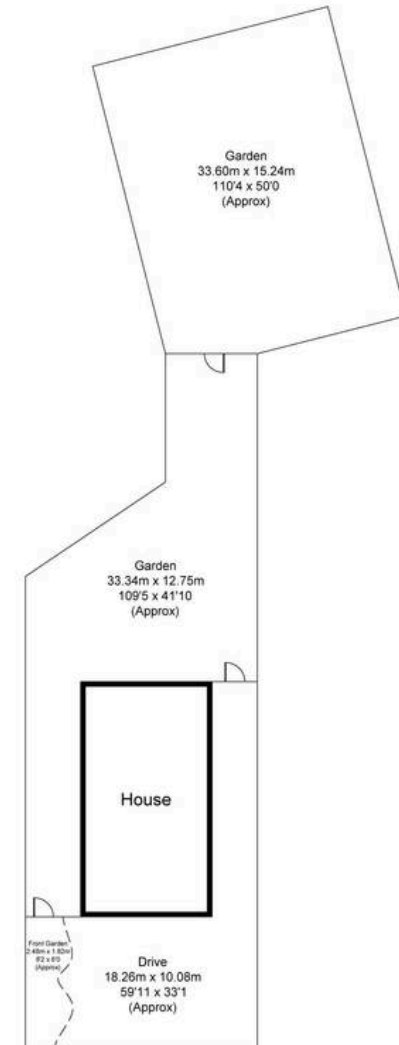
= Restricted Head Height



**Ground Floor**



**First Floor**



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



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