



4 Timsbury Court Steventon, Abingdon, OX13 6FB

Guide Price £385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located within Timsbury Court, this three-bedroom mid-terrace property is set in a private residential court and benefits from allocated parking and a paved, walled front garden.

The ground floor has been refurbished and arranged as an open-plan living, kitchen and dining space, suited to modern day living. The kitchen includes built-in appliances, ample worktop space and a peninsula, providing practical preparation and seating space. A downstairs WC is also located on the ground floor. From the dining area, patio doors lead to the rear garden, allowing good natural light into the room. On the first floor are three bedrooms, comprising two doubles and a single room suitable for use as a study or nursery. The family bathroom completes the accommodation. Storage is well considered throughout the property, with cupboard space on both floors and access to loft storage.

The south-west facing rear garden enjoys afternoon and evening sun and overlooks neighbouring paddocks, offering a pleasant outlook.

Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Two parking spaces and visitor spots available.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Right of Ways/Easements: Shared access into Timsbury Court from High Street.
- Restrictions & Covenants: None known.
- Flood Risk: Medium. We are not aware of the property ever being subject to flooding.





Key Features

- Three-bedroom mid-terrace home
- Located in a private court setting
- South-west facing rear garden overlooking paddocks
- Contemporary kitchen with built-in appliances and peninsula
- Downstairs WC
- Excellent storage including cupboards and loft access
- Allocated parking
- EPC: tbc
- Council Tax: D

The Location

Steventon is a highly desirable Oxfordshire village, renowned for its strong community spirit, attractive countryside surroundings and excellent connectivity. The village offers a range of local amenities including a popular primary school, traditional public houses, village shop, and scenic walking routes through open fields and countryside.

For commuters, Steventon is exceptionally well placed, with Didcot Parkway station just a short drive away, providing fast and regular rail services to London Paddington, Oxford and Reading. The village also benefits from convenient road access to the A34, linking to the wider motorway network.



Approximate Gross Internal Area 826 sq ft - 76 sq m

Ground Floor Area 413 sq ft – 38 sq m

First Floor Area 413 sq ft – 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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