



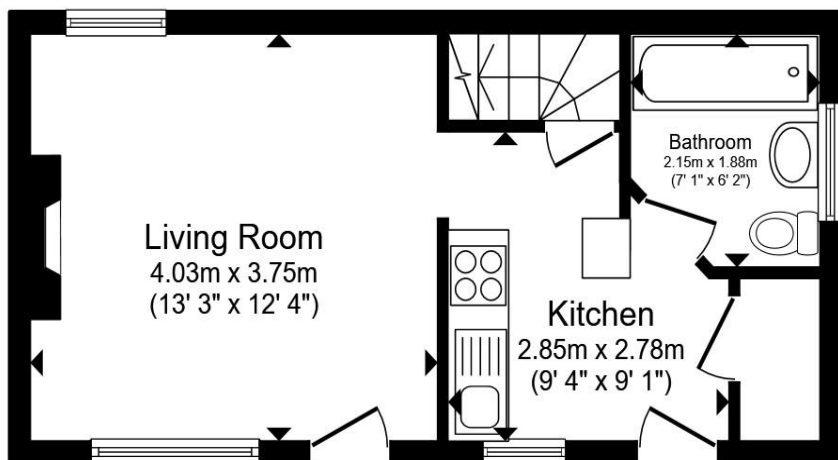
**Westover Cottage, Gozzards Ford, Abingdon, OX13 6JH**

**welcome to**

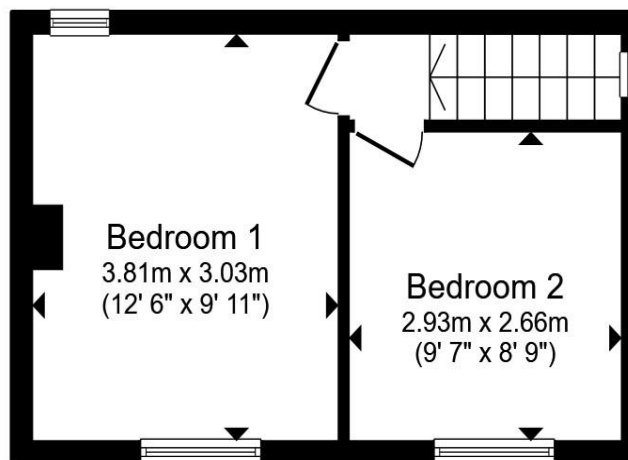
## **Westover Cottage, Gozzards Ford Abingdon**

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. 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.





**Ground Floor**



**First Floor**

Total floor area 51.2 m<sup>2</sup> (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](http://www.propertybox.io)



**Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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## Westover Cottage, Gozzards Ford Abingdon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Detached Character Cottage
- Situated in The Hamlet of Gozzards Ford Near Frilford Heath

Tenure: Freehold EPC Rating: F  
Council Tax Band: D

guide price

**£270,000**

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.



**view this property online** [allenandharris.co.uk/Property/ABI108647](https://allenandharris.co.uk/Property/ABI108647)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
ABI108647 - 0002

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allen & harris



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