



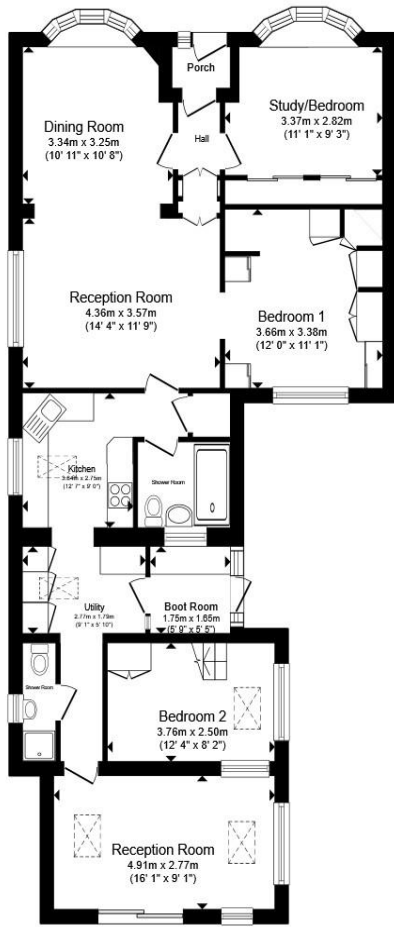
**Lansdowne Road, Dry Sandford, Abingdon, OX13 6EA**

**welcome to**

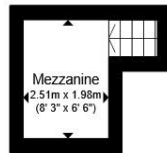
## **Lansdowne Road, Dry Sandford Abingdon**

Allen and Harris are proud to present this three-bedroom detached bungalow located in the sought-after village of Dry Sandford offering spacious and versatile accommodation, ideal for modern family living. The property has potential for further extension (subject to planning). The property is entered via an entrance hall leading to a generous open-plan living and dining area, with bay-fronted window that floods the space with natural light. To the front of the home is a further bay-fronted bedroom, currently utilised as a study. The master bedroom benefits from ample built-in storage. The family shower room has been recently refurbished. The well-appointed kitchen features integrated appliances, with an induction hob, and further utility/laundry room, both with generous work surfaces and storage, continuing to the boot room with side access to the driveway.

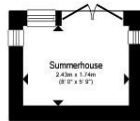




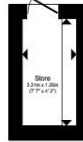
**Ground Floor**



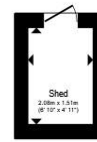
**Mezzanine**



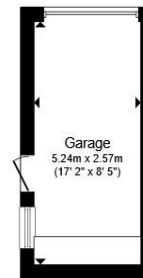
**Outbuilding 1**



**Outbuilding 2**



**Outbuilding 3**



**Garage**

Total floor area 150.3 m<sup>2</sup> (1,617 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)

welcome to

## Lansdowne Road, Dry Sandford Abingdon

- Early Viewing is highly recommended to appreciate the unexpected space, light and flexibility this unique bungalow has to offer.
- Detached Three Bedroom Bungalow
- Two Reception Rooms and Two Shower Rooms
- Open Plan Lounge/Diner
- Utility/Laundry Room
- Generous Private Rear Garden
- Substantial Driveway Parking and Garage
- convenient transport links to Abingdon, Oxford and surrounding villages

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

offers in the region of  
**£550,000**



The rear extension provides a further double bedroom with its own mezzanine level bedroom, an additional shower room and toilet, and an impressive additional reception room with vaulted ceilings and skylights, patio doors opening to garden seating area perfect for entertaining. Externally, the property enjoys a substantial, landscaped, private rear garden, two distinct areas of garden providing sun or shade, also a summer house and two sheds. Further benefits include a garage and generous driveway parking with space for several vehicles and caravan. Situated along a no through road, with views over pastureland to the front aspect, a short footpath leads to Wootton village centre, shops and bus stops.



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/ABI108512](https://www.allenandharris.co.uk/Property/ABI108512)



Property Ref:  
ABI108512 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



**01235 553777**



[abingdon@allenandharris.co.uk](mailto:abingdon@allenandharris.co.uk)



1 High Street, ABINGDON, Oxfordshire, OX14  
5BD



[allenandharris.co.uk](https://www.allenandharris.co.uk)