



31 Home Close, Wootton OX13 6DD



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31 Home Close

Enjoying stunning open countryside views towards Boars Hill, this impressive four-bedroom detached family home offers 2,279 sq ft of highly flexible and beautifully presented accommodation. The property features three generous reception rooms, including a superb 26' double-aspect family room with a partially vaulted ceiling, leading onto attractive and good sized rear gardens.

Home Close is a particularly sought-after private, non-estate road located on the edge of this desirable and peaceful village. The area is characterised by substantial detached family homes set within generous plots, creating an appealing and tranquil environment. The property benefits from convenient pedestrian access to a range of local amenities, including a general store, post office, florist, primary school, and church. It is also ideally positioned for easy access to Abingdon (approximately 2 miles) and Oxford city centre (approximately 4 miles).

Bedrooms: 4

Bathrooms: 3

Reception Rooms: 3

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Inviting entrance hall with hard tile flooring leading to two very versatile front double bedrooms, both with bay windows and one with fitted wardrobe cupboards
- 27' dining room with stairs rising to first floor with spectacular galleried landing over. This room also incorporates a delightful snug area with attractive fireplace
- Ground floor shower room and a separate utility room
- Well equipped kitchen/breakfast room with part vaulted ceiling complemented by several built-in electrical appliances, belfast sink, space for range cooker and matching central island with quartz working surfaces
- Double aspect family room with vaulted ceiling partly open-plan to the kitchen/breakfast room
- Impressive 18' living room with and fireplace with doors opening into family room and alternatively the dining room.
- Large main double bedroom benefiting fitted wardrobe cupboards, en-suite shower room and doors leading to balcony providing delightful views
- Second double bedroom with eave storage cupboards off, complemented by family bathroom including spa bath
- PVC double glazed windows, mains gas radiator central heating and many rooms benefit from recessed LED lighting
- Front gardens provide hard standing parking facilities
- Attractive 71' rear garden incorporating an extensive sandstone patio leading to ornamental gravel areas and well stocked flower and shrub borders, two wooden garden stores and greenhouse before leading onto a large field complemented by stunning open views towards Boars Hill









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PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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Home Close, OX13

Approximate Gross Internal Area = 211.70 sq m / 2279 sq ft

For identification only - Not to scale

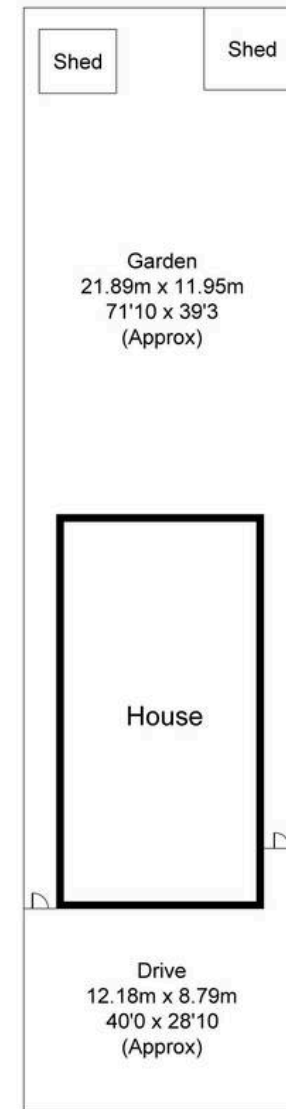
 = Restricted Head Height



Ground Floor



First Floor



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