

21 Lansdowne Road, Dry Sandford, OX13 6EA

£825,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

With rooms of notable scale and proportions is this five-bedroom detached modernist home which comprises circa 2500sq ft of very well presented accommodation, thoughtfully extended by the current owners in recent years. Located in this secluded position with field views to the front is this significant property with large garden and attractive render and clad façade. The property comprises good size entrance hall, plant room, cloakroom, statement 27ft kitchen-diner with island overlooking the garden, utility room, double bedroom with ensuite, impressive 23ft living room, and study. On the first floor there is a four-piece family bathroom, and four impressive bedrooms including an exceptional master suite with large window overlooking the fields, vaulted ceiling, dressing room, and en-suite. To the front of the property there is parking for multiple vehicles. Finally, to the rear; there is a large garden with patio offering a private aspect. For the size, finish, and location to be fully appreciated; the property must be viewed.







Key Features

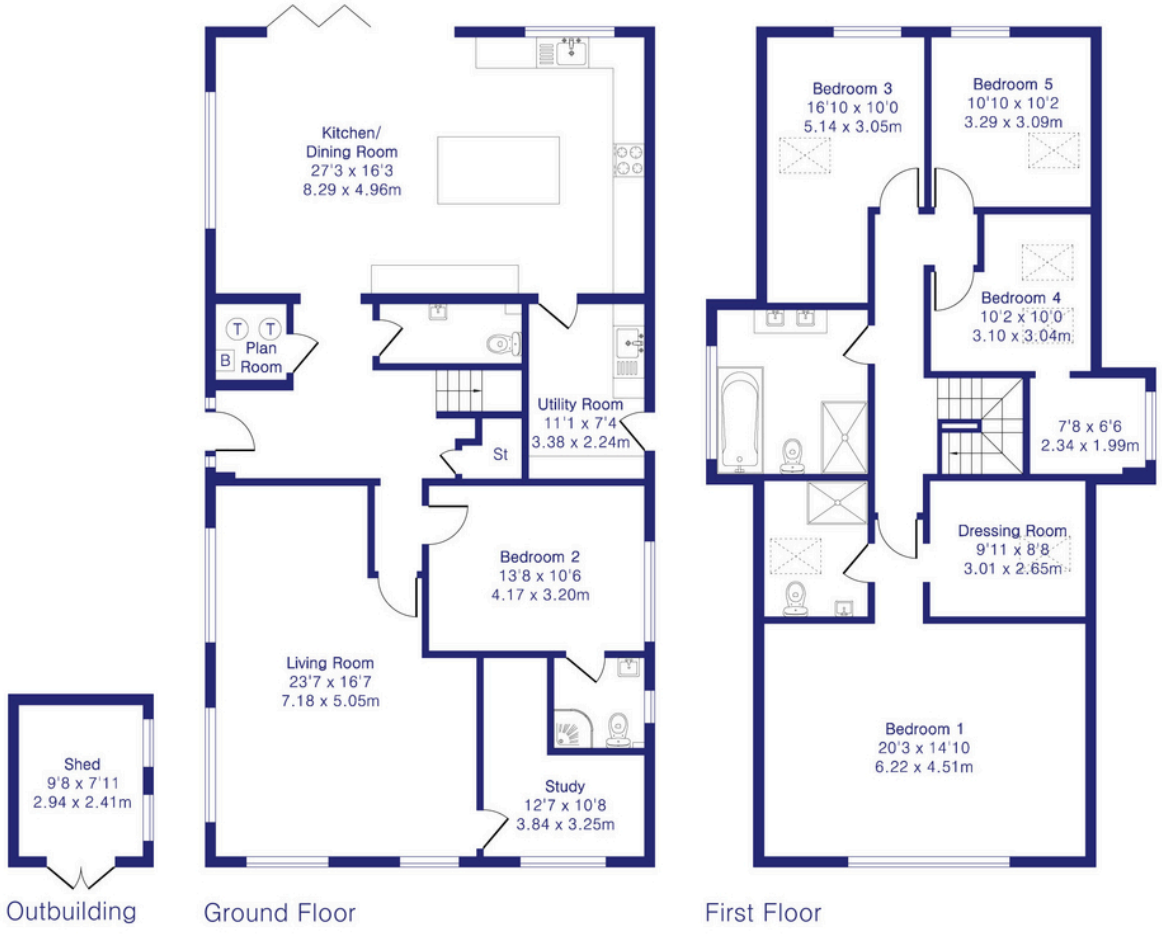
- 2500sq ft of modernised and extended accommodation.
- Five bedrooms.
- Three bathrooms (two en-suite).
- Parking for multiple vehicles.
- Exceptional principal bedroom with dressing room and en-suite.
- Large private garden.
- Pleasant views over fields to the front.
- Impressive room sizes.
- Study.

The Location

Dry Sandford is a sought-after village situated approximately 4 miles west of Abingdon, offering a lovely balance of rural surroundings and convenient access to nearby towns and amenities. The village enjoys a strong community feel, with a local pub, village hall and beautiful surrounding countryside, including the popular Dry Sandford Pit Nature Reserve. Nearby Cothill and Wootton provide further local amenities, while Abingdon offers a wider selection of shops, cafés, restaurants, schools and leisure facilities. The area is well positioned for access to Oxford, with good road links via the A34 and convenient connections to the surrounding Oxfordshire villages and countryside.

Approximate Gross Internal Area 2534 sq ft - 235 sq m
(Excluding Outbuilding)

Ground Floor Area 1414 sq ft – 131 sq m
First Floor Area 1120 sq ft – 104 sq m
Outbuilding Area 76 sq ft – 7 sq m



PINKPLAN

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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