



Hanney Road, Southmoor, OX13 5HT

Guide Price £725,000 Freehold

THOMAS
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SALES LETTINGS





The Property

Occupying an elevated plot of approximately 0.25 acre on the sought-after Hanney Road in Southmoor, this individual detached home offers well-balanced accommodation, mature gardens, and excellent potential for future enhancement.

The ground floor comprises a welcoming entrance hall, a spacious dual-aspect sitting room measuring over 16ft with a bay window and doors opening onto the rear garden, a separate dining room, and a fitted kitchen with larder storage. The layout provides clearly defined living spaces while offering scope for reconfiguration, subject to the necessary consents.

On the first floor are three well-proportioned bedrooms, including two generous doubles with fitted storage, together with a modern shower room.

Outside, the property is approached via a substantial driveway providing parking for numerous vehicles and access to the attached garage. Measuring over 16ft in length, the garage benefits from power, lighting, roof storage, and a vehicle inspection pit, with a utility area, WC, and additional storage to the rear.



The established gardens are a particular feature of the property, with mature trees, including magnolia and apple, creating a private and attractive setting. The rear garden enjoys a high degree of seclusion and is not overlooked.

Offering approximately 1,451 sq ft of accommodation including the garage, this is a rare opportunity to acquire an individual home on a generous plot with scope for extension, redevelopment, or conversion, subject to the necessary planning permissions and building regulations.



Key Features

- Individual detached home occupying an elevated 0.25 acre plot
- Sought-after position on Hanney Road in Southmoor
- Three well-proportioned bedrooms with built-in storage
- Character features including oak parquet flooring and oak window sills
- Bright dual-aspect sitting room with bay window and garden access
- Large driveway, attached garage and useful outbuildings
- Mature, private rear garden with magnolia and apple trees
- Excellent potential to extend, convert or redevelop (STPP)
- EPC Rating E - Council Tax Band F



The Location

Southmoor is a popular Oxfordshire village offering a strong sense of community and an excellent range of everyday amenities, including a village shop, primary school, public house, café, and recreational facilities. The village is well placed for access to the neighbouring market towns of Abingdon, Faringdon and Wantage, all of which provide a wider selection of shopping, leisure and schooling options.

For commuters, Southmoor enjoys convenient access to the A420, providing direct routes to Oxford and Swindon, while nearby Didcot Parkway offers mainline rail services to London Paddington in under an hour. Surrounded by attractive Oxfordshire countryside, the village also benefits from numerous walking and cycling routes, making it an appealing location for those seeking a balance between rural living and connectivity.

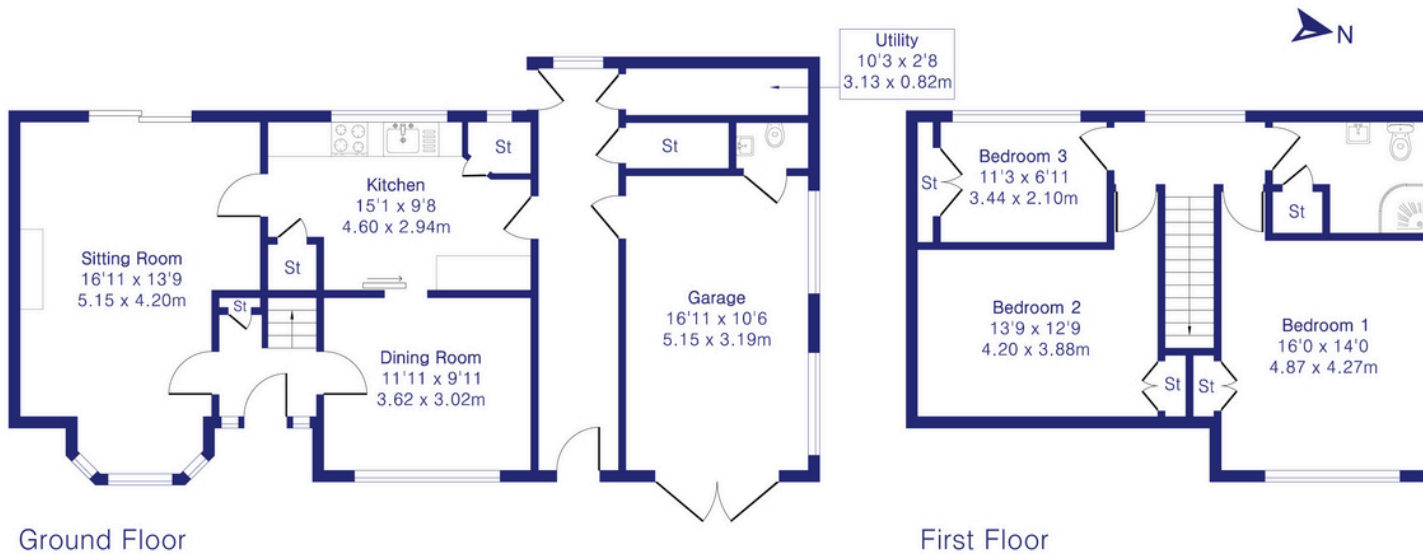
Some material information to note: Oil fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property.



**Approximate Gross Internal Area 1451 sq ft - 134 sq m
(Including Garage)**

Ground Floor Area 919 sq ft – 85 sq m

First Floor Area 532 sq ft – 49 sq m



Ground Floor

First Floor

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