



18 Latton Close, Southmoor

In Excess of £575,000

Waymark

18 Latton Close

Southmoor, Abingdon

This beautifully presented four-bedroom end of terrace family home offers substantial, thoughtfully extended accommodation perfectly suited to modern family living. Located in the ever-popular village of Southmoor and enjoying views over a central green, the property is offered with no onward chain and must be viewed internally to fully appreciate everything it has to offer.

The ground floor comprises a entrance hall leading to a spacious L-shaped living room with a dedicated study area, ideal for home working or quiet reading. A separate family room provides additional flexibility for relaxation or children's play. The heart of the home is the stunning kitchen/dining room, finished to a high standard and featuring bi-fold doors that open directly onto the garden, creating seamless indoor-outdoor living and an excellent space for entertaining. A practical utility room and a ground floor cloakroom further enhance the home's convenience and functionality.

Upstairs, the superb master bedroom includes built-in wardrobes and a stylish ensuite shower room. Three further well-proportioned bedrooms and a modern family bathroom complete the first floor.

Externally, a wraparound garden offers a private and versatile area for the whole family to enjoy. To the rear, the garden extends around the side of the property, providing a practical zone for sheds, bikes, or additional storage, ideal for garden enthusiasts or active families.

- Beautiful Four Bedroom Family Home
- Substantial & Extended Accommodation
- Utility Room & Ground Floor Cloakroom



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The garden is predominantly laid to law with a patio area perfect for summer barbecues or al fresco dining. To the front, a generous gravel driveway provides off-road parking for three to four cars, ensuring convenience for both residents and visitors. Overlooking the central green, the property benefits from an attractive outlook and a welcoming sense of community, while its position within Southmoor places local amenities, schools, and transport links within easy reach.

Furthermore, the property has been extensively extended, renovated and finished to a high standard, including the installation of new windows, a full electrical re-wire, a new heating system, and newly refitted kitchen, bathroom, en-suite, utility room and cloakroom. In addition, the property has been cosmetically enhanced with new flooring and complete redecoration throughout.

Material Information - The property is freehold, connected to mains water, electricity, gas and drainage. The property is heated via a Worcester boiler which was installed in 2023 and all the doors and windows were replaced 2 years ago with uPVC double glazing.



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The village of Southmoor has a number of shops including a post office and cafe as well as a village hall, tennis club and bowls club. This expanding village is definitely worth considering especially with its nearby access to the A420 that runs from Oxford to Swindon making commuting an easy option. The area offers an excellent village pub with many people visiting from neighbouring towns just for the food on offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

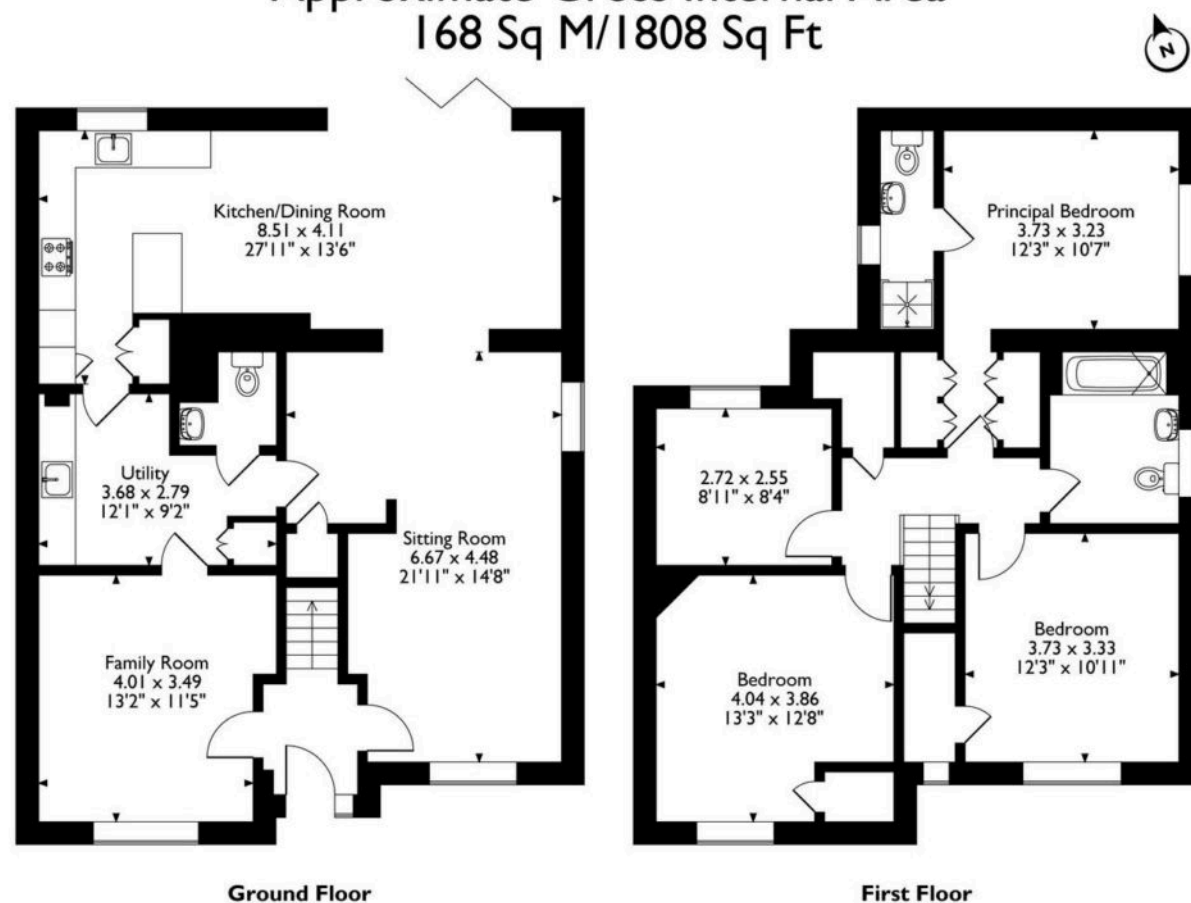
EPC Environmental Impact Rating: E







18, Latton Close, Southmoor, Abingdon, Oxfordshire
Approximate Gross Internal Area
168 Sq M/1808 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Waymark Wantage

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