



Windrush Road, Berinsfield

**Connells** SIGNATURE



## Windrush Road, Berinsfield

### Entrance Hall

*Example Text*

Step into a bright and welcoming entrance hall that sets the tone for this beautifully renovated home. The space features neutral décor and new flooring, creating a fresh and modern feel. Conveniently located off the hall is a downstairs WC, perfect for guests.

### Living Room

*4.00m x 2.90m / 13'1" x 9'6"*

The living room offers a cozy yet spacious area for relaxation. Finished with oak-effect laminate flooring, this room combines style and practicality. Large front-facing windows allow natural light to flood in, creating a warm and inviting atmosphere. Its open connection to the dining area enhances the sense of space, making it ideal for family living.

### Dining Area

*3.80m x 2.60m / 12'6" x 8'6"*

The dining area is perfectly positioned at the rear of the property, overlooking the garden through elegant French doors. These doors open onto a wrap-around garden and extended patio, seamlessly blending indoor and outdoor living. This space is ideal for entertaining or enjoying family meals with a view of the landscaped garden.

### Kitchen

*3.80m x 2.30m / 12'6" x 7'7"*

The kitchen is a true showpiece of this home, boasting a full renovation with premium finishes. Granite worktops provide a luxurious touch, complemented by integrated Miele appliances, including a dishwasher and washing machine. The

layout offers ample storage and workspace, making it both stylish and functional for modern living.

### Bedroom 1

*4.10m x 2.90m / 13'5" x 9'6"*

The principal bedroom is generously sized and positioned at the front of the property. Its neutral décor and new carpets create a serene retreat, while large windows ensure plenty of natural light. This room easily accommodates a king-size bed and additional furniture, making it a perfect master suite.

### Bedroom 2

*3.60m x 2.60m / 11'10" x 8'6"*

The second bedroom is another spacious double, ideal for guests or family members. Located at the rear, it offers peaceful

garden views and ample space for wardrobes and storage. Freshly decorated and carpeted, it's ready for immediate use.

### Bedroom 3

*2.70m x 2.30m / 8'10" x 7'7"*

The third bedroom is a versatile single room, perfect as a child's bedroom, home office, or hobby space. Its compact size is balanced by clever layout options, and the neutral finish ensures it can be easily personalised.

### Bathroom

*2.80m x 2.00m / 9'2" x 6'7"*

The family bathroom is a luxurious haven, featuring a Villeroy bath, separate shower enclosure, and dual sinks for added convenience. High-quality fixtures and a contemporary design make this space both





practical and indulgent.

### Exterior

Outside, the property boasts a wrap-around garden with an extended patio area, ideal for outdoor dining and relaxation. The garden is fully enclosed with new fencing and two gates, ensuring privacy and security. A powered shed offers additional storage or workshop space, and an outside plug socket adds practicality. The garage door has been serviced and freshly painted, completing the exterior upgrades.

### Berinsfield Village

Berinsfield is a vibrant and well-connected village nestled in the heart of South Oxfordshire, offering the perfect blend of rural charm and modern convenience. Its location makes it highly desirable for

families, professionals, and anyone seeking a peaceful community with excellent access to surrounding towns and cities.

### Prime Location & Transport Links

**Excellent Road Connections:** Berinsfield sits just off the A4074, providing direct routes to Oxford (approx. 8 miles) and Reading, making commuting straightforward.  
**Public Transport:** Regular bus services link Berinsfield to Oxford, Wallingford, and Didcot, ensuring easy access to shopping, schools, and employment hubs.  
**Rail Access:** Nearby Didcot Parkway Station offers fast trains to London Paddington in under 45 minutes, ideal for commuters.  
**Air Travel:** Heathrow Airport is approximately an hour's drive, making international travel convenient.

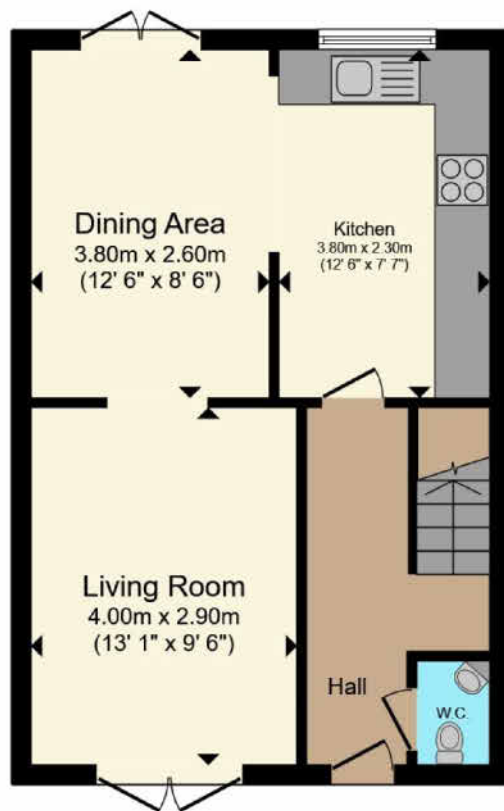
### Local Amenities & Community

**The Burrows Café:** A stylish new addition to the village, The Burrows Café has quickly become a social hub. It offers artisan coffee, freshly baked goods, and a welcoming atmosphere—perfect for meeting friends or working remotely.  
**Shops & Services:** Berinsfield benefits from a local convenience store, pharmacy, and post office, ensuring everyday essentials are close at hand.  
**Schools & Education:** The village has a well-regarded primary school, and secondary options are easily accessible in nearby towns.  
**Healthcare:** Local GP services and dental practices are available within the village

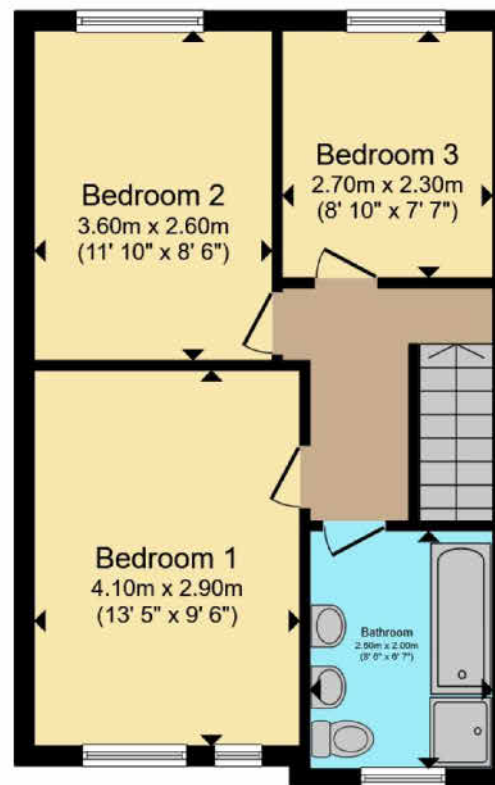
and surrounding areas.

### Leisure & Lifestyle

**Green Spaces:** Surrounded by picturesque countryside, Berinsfield is ideal for walking, cycling, and outdoor activities.  
**Sports Facilities:** The village boasts a sports centre, playing fields, and clubs for football, tennis, and more—perfect for active families.  
**Community Spirit:** Regular events, markets, and activities foster a strong sense of belonging and make Berinsfield a welcoming place to live



**Ground Floor**



**First Floor**

Total floor area 78.5 m<sup>2</sup> (845 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)



# Windrush Road, Berinsfield

This stunning family home has been completely transformed with a brand-new open-plan kitchen featuring granite worktops, integrated Miele appliances which include dishwasher and washing machine, spacious living/dining area which has been laid with oak effect laminate tiles, and French doors which lead out onto a wrap-around garden. Upstairs offers two large doubles, a single bedroom, and a luxury bathroom with Villeroy bath, separate shower, and dual sinks. Outside boasts an extended patio, powered shed, and enclosed garden with two new gates and fence.

Offers in excess of

**£350,000**

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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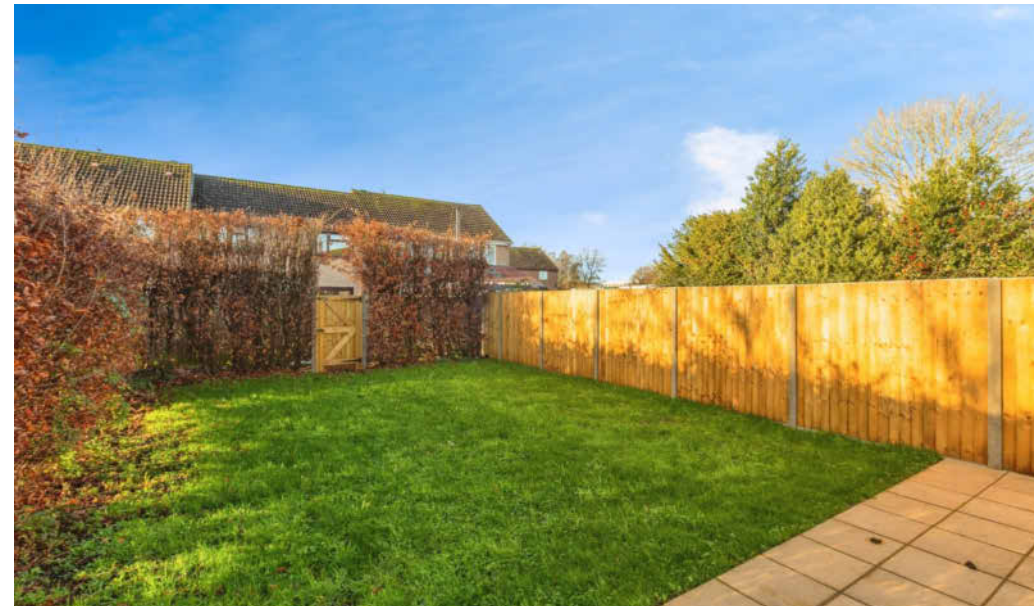
To view this property please contact us on

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