

west

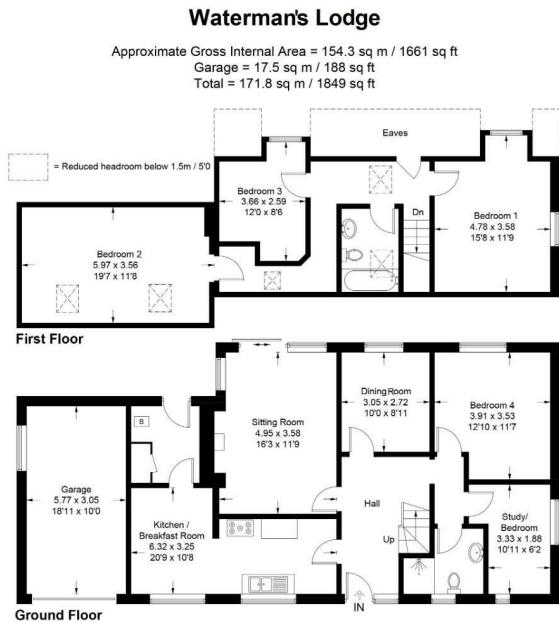
THE PROPERTY CONSULTANCY



Waterman's Lodge High St, Abingdon, OX13 5EP
Guide Price £625,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

216 Banbury Road, Oxford, OX2 7BY
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A 4 bedroom detached home in almost 0.2 of an acre in this highly desirable, peaceful village, set as it is, away from crowds and rushing traffic and yet little more than 15 minutes' drive from the edge of Oxford. 3 Reception Rooms, 2 Bathrooms, Integral Garage, Ample Parking. Oil Fired Central Heating and Double Glazing.
NO ONWARD CHAIN

- Detached Home in almost One Fifth of an Acre
- Spacious Accommodation - c1661Sq Ft (154.3Sq m) plus Garage 188sq ft (17.5Sq m)
- 4 Bedrooms, 2 Bathrooms
- Sitting Room, Dining Room, Study
- Kitchen/Breakfast Room (not fitted but units and appliances included)
- Spacious Hallway
- Set in this most desirable village with very little passing traffic
- Double Glazing & Oil Fired Central Heating
- South Facing Garden, Integral Garage and Ample Driveway Parking
- NO ONWARD CHAIN

DIRECTIONS: From the roundabout junction between the A420 and the A415 at Kingston Bagpuize take the A415 towards Witney. After about 540 metres turn left to Longworth. After about 0.9 miles turn right onto Cow Lane. Follow the lane towards the heart of the village and immediately after the lane turns sharply left, the driveway will be on your right hand side.

What3words://engaging.workbench.bunny



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	73	73
01-05	B	51	51
06-10	C	51	51
11-15	D	51	51
16-20	E	51	51
21-25	F	51	51
26-30	G	51	51
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales