



1 Southmoor Gardens, Southmoor OX13 5GG





# 1 Southmoor Gardens

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Stunning four bedroom detached home offering superbly presented accommodation within the prestigious Blue Cedar gated retirement development of ten detached properties, specifically for the over 60's

Southmoor Gardens is situated in a delightful location within this small, select development and offers easy pedestrian access to the village's wide range of amenities including general convenience stores, post office, church, garage, hairdressers and the Wagon & Horses public house. There is an excellent bus service to Abingdon, Witney and the city of Oxford. Southmoor is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles) and Oxford city (circa. 10 miles). The nearby A420 provides a quick route onto the M4 at Junction 13 to Newbury.

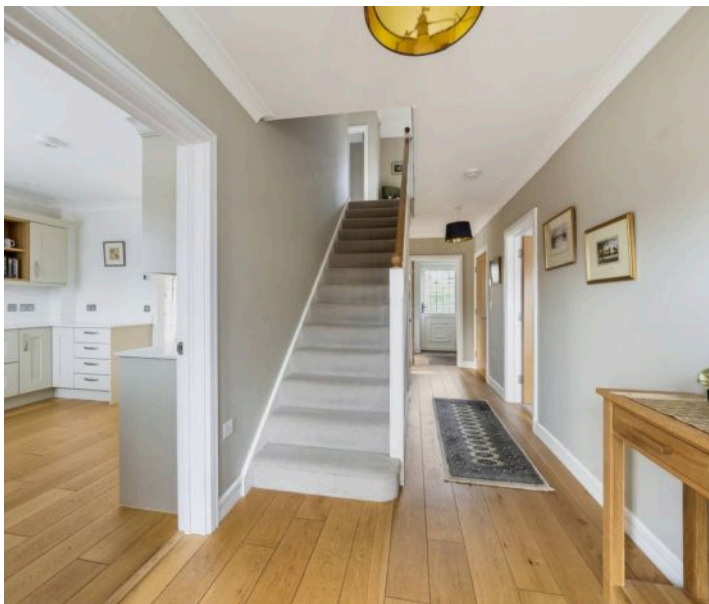
Bedrooms: 4 Bathrooms: 2 Reception Rooms: 2

Council Tax Band: F Tenure: Freehold EPC: B

**Southmoor Gardens benefits from an estate manger who ensures that the whole development is maintained to the highest possible standards including the beautiful tree lined gardens. A full list of the managed services is available upon request.**







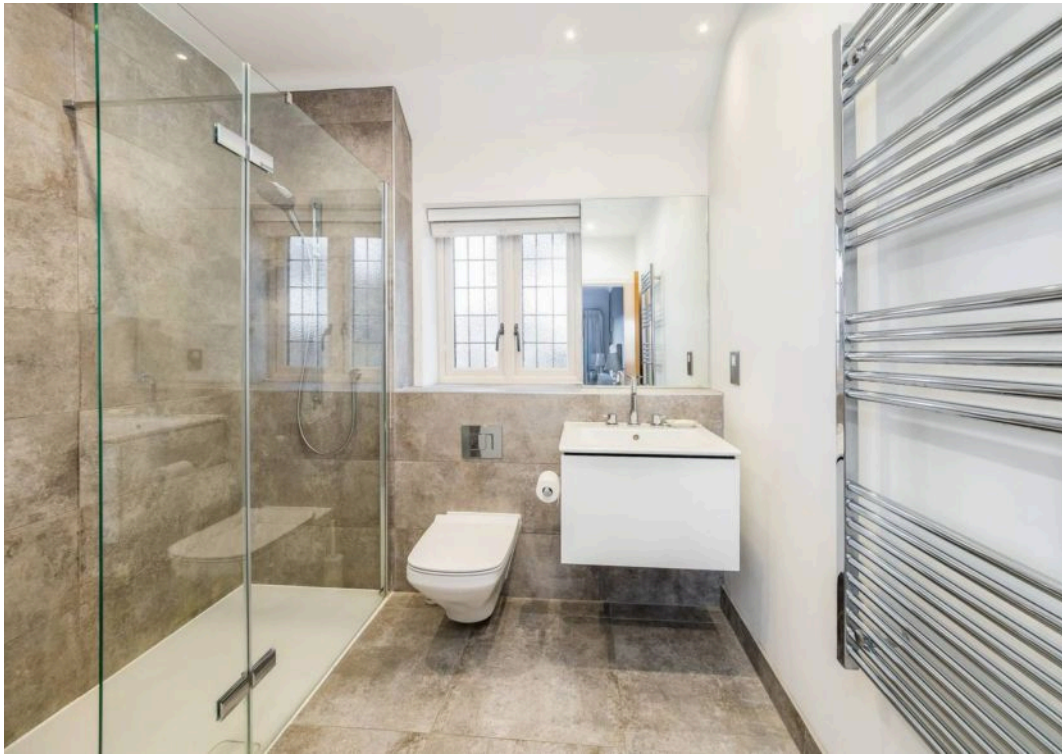
## Key Features

- Inviting entrance hall leading to stylish and well equipped kitchen offering an excellent selection of floor and wall units complemented by several built-in electrical appliances with quartz working surfaces over, and separate utility room.
- Wonderful and very spacious triple aspect main reception room, light and airy, with two sets floor to ceiling double glazed windows and French doors leading to the attractive corner plot gardens.
- Alternative front reception room, previously used as a dining room (designed to offer potential ground floor bedroom with en-suite facilities - if required), complemented by adjoining shower room with white suite.
- Light and airy first floor landing leading to wonderful master bedroom with an extensive selection of built-in wardrobe cupboards and en-suite shower room with white suite.
- Second double bedroom with fitted wardrobe cupboards, two further spacious bedroom, one featuring a Juliet balcony, complemented by bathroom with white suite.
- Attractive gardens (option of being managed by the resident groundsman within the monthly service charges) featuring a raised patio, providing seating area, leading to extensive lawn, enclosed by fencing and hedgerow.
- Double glazed windows, gas central heating providing underfloor heating throughout the ground floor and radiator central heating to the first floor, complemented by underfloor heating to all the wet rooms.
- Monthly service charge of £368.00 which includes the management of the communal gardens and owners private gardens if they wish, maintenance of the private driveway and electronic gates and the properties are externally redecorated every five years.

















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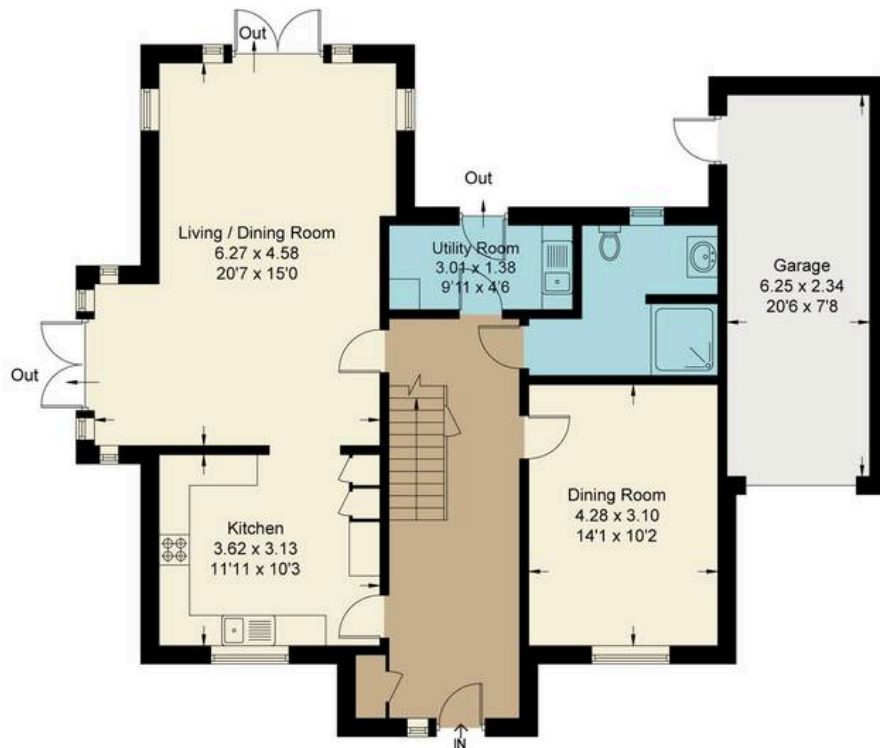
# Southmoor Gardens, OX13

Approximate Gross Internal Area = 156.2 sq m / 1681.32 sq ft

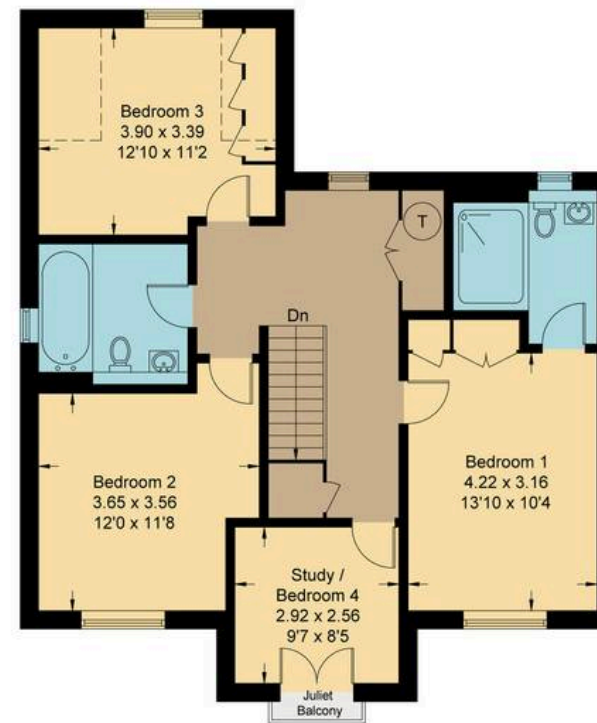
Garage = 14.6 sq m / 157.15 sq ft

Total = 170.8 sq m / 1838.47 sq ft

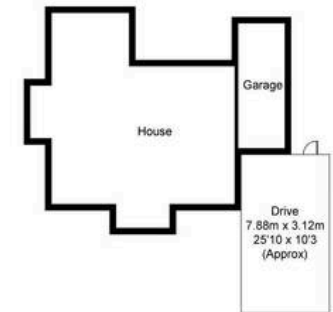
For identification only - Not to scale



**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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