



CHARLES BARTLETT  
RESIDENTIAL



44 Lashford Lane  
Dry Sandford, Abingdon, OX13 6DY  
Offers in excess of £800,000

A spacious four-bedroom detached family home situated on the sought-after Lashford Lane in Dry Sandford, offering generous living accommodation, a large private garden and ample parking — ideal for growing families looking for space both inside and out.

The property is entered via a spacious and welcoming entrance hallway, setting the tone for the well-proportioned accommodation throughout. The large living room provides an excellent main reception space with plenty of natural light and room for family living and entertaining. To the rear, a conservatory overlooks the garden and offers a versatile additional reception area.

The kitchen with dining space forms the heart of the home, with ample worktop and storage space as well as room for a family dining table. A separate utility room provides practical laundry and storage space, with access to the side of the property. A ground floor WC completes the downstairs accommodation.

Upstairs, the property offers four well-proportioned double bedrooms, including a generous master bedroom with ensuite shower room. The remaining three bedrooms are all comfortable doubles, served by a family bathroom.

Outside, the property benefits from a large and private rear garden, mainly laid to lawn with patio and decking areas ideal for outdoor dining and entertaining. There is also side access to the garden.

- Detached family home
- Four double bedrooms
- Master bedroom with ensuite
- Large living room
- Kitchen with dining space
- Conservatory
- Utility room & ground floor WC
- Large private rear garden
- Driveway parking for several vehicles
- Double integrated garage

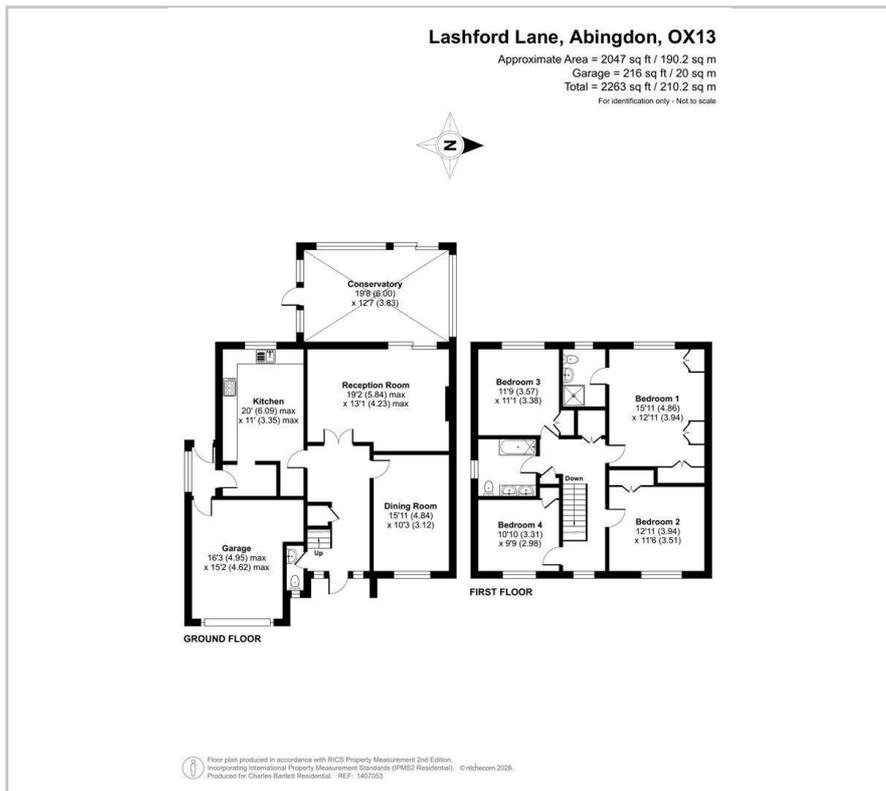
Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551

if you wish to arrange a viewing appointment for this property or require further information



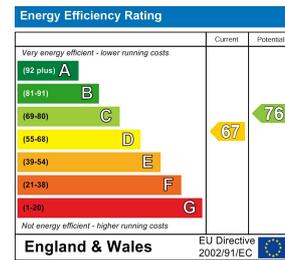
# Floor Plan



# Area Map



# Energy Efficiency Graph



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