



Latton Close, Southmoor, OX13 5AE

Guide Price £545,000 Freehold

THOMAS
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SALES LETTINGS





The Property

The ground floor opens with an entrance hall leading to two distinct reception spaces: a large dual-aspect sitting room and a versatile separate family room. Across the entire rear sits the standout 27ft kitchen and dining area, newly refitted with an island and bi-fold doors opening directly to the garden. Adjoining the kitchen is a newly appointed utility room with side access, alongside a modern ground-floor cloakroom.

Upstairs, the landing connects four well-proportioned bedrooms and a contemporary, newly fitted family bathroom. The private principal bedroom features integrated wardrobes and a stylish new en-suite shower room, while three additional bedrooms provide bright, flexible accommodation. The entire home has undergone a comprehensive, top-to-bottom refurbishment, including new windows, a full electrical rewire, a new heating system, fresh flooring, and complete redecoration throughout.

Externally, the property enjoys a private wraparound garden with a lawn, dining patio, and dedicated side space for bike and shed storage. To the front, a generous gravel driveway provides off-road parking for multiple vehicles, all set in a prime village position overlooking Southmoor's central green with no onward chain. This home provides substantial square footage that surpasses most four-bedroom houses in the area at this price point.





Key Features

- Popular Southmoor village location
- Well-presented family home
- Spacious and versatile accommodation
- Three well-proportioned bedrooms
- Modern fitted kitchen
- Private rear garden
- Off-road parking
- Excellent access to Oxford and Abingdon
- EPC Rating E - Council Tax Band E



The Location

Latton Close is situated in the popular village of Southmoor, offering a peaceful village setting with excellent access to Oxford, Abingdon and the A34. The village provides everyday amenities including a shop, pub, primary school and recreation facilities, with the surrounding countryside offering plenty of opportunities for walking and cycling.

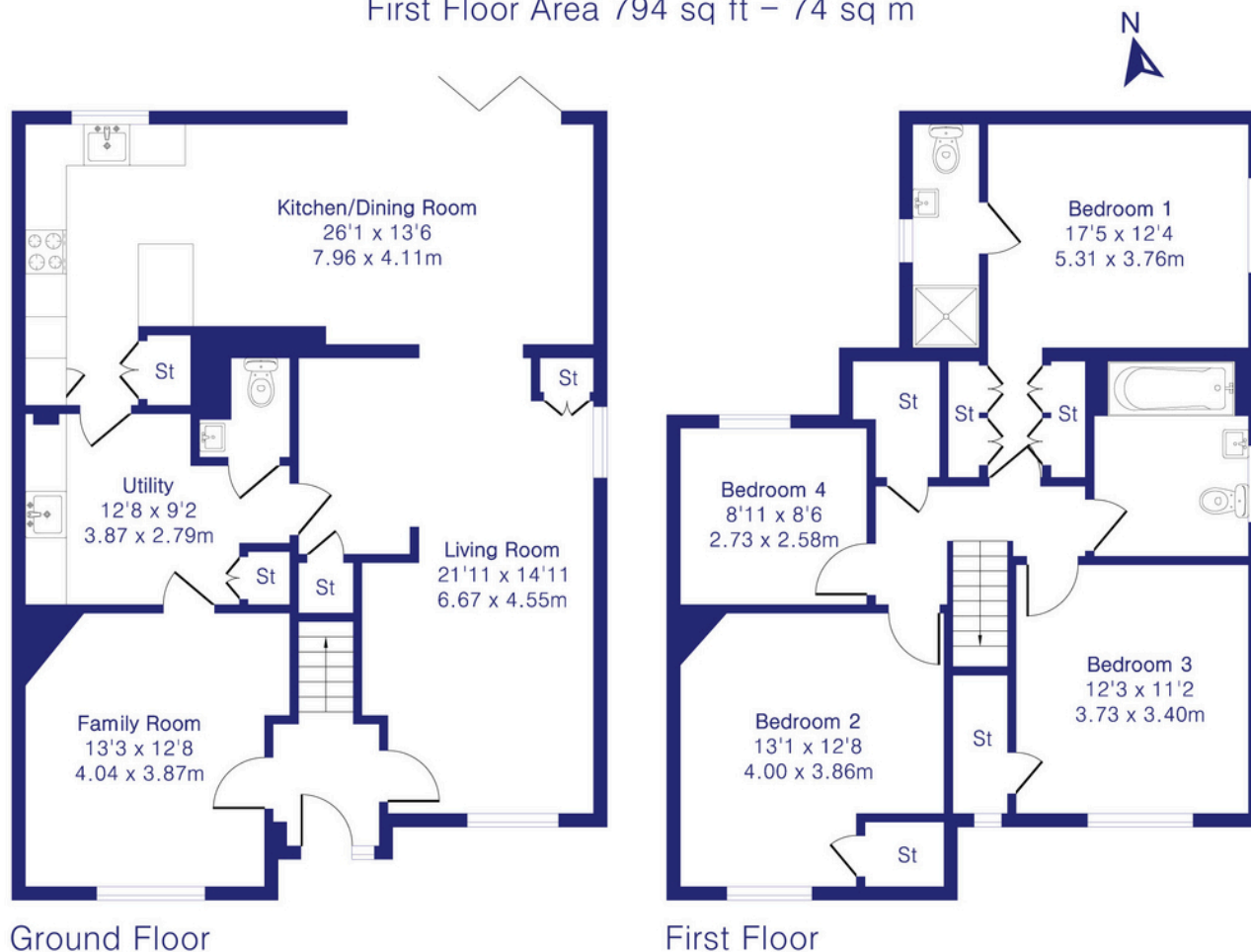
Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area 1746 sq ft - 162 sq m

Ground Floor Area 952 sq ft – 88 sq m

First Floor Area 794 sq ft – 74 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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