



20 Cherry Tree Close, Southmoor OX13 5BE

# 20 Cherry Tree Close

A rare opportunity to acquire a three bedroom, two reception room semi-detached home with stunning countryside views. Well located in a no through road within the heart of this well serviced Oxfordshire village. Offering scope to extend and improve subject to the usual consents, sold with the security of no onward chain.

Well-situated in a pleasant no through location within the heart of this very popular village, the property is within walking distance of the village's many amenities which include general store, post office, church, primary school and 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 Witney (circa. 9 miles).

Bedrooms: 3

Bathrooms: 1

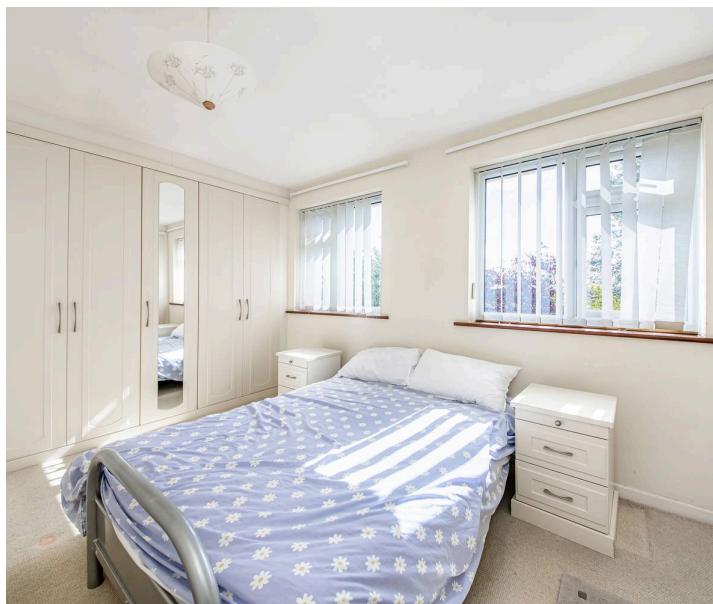
Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Key Features

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- Entrance hall leading to a versatile reception room to the front aspect, ideal as a dining room
- Well equipped fitted kitchen with a door to the side
- Large, wonderfully light living room with full height glazed panels and sliding door opening onto the garden, providing stunning views over the gardens and countryside beyond
- Three well proportioned bedrooms serviced by the family bathroom
- Gas central heating and Upvc double glazed windows throughout
- Driveway parking leading to a single garage with a personal door into the rear garden
- Mature, south facing, landscaped gardens offering good degrees of privacy, the gardens overlook beautiful open fields and paddock land beyond



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Approximate Gross Internal Area = 78.10 sq m / 841 sq ft

Garage = 11.90 sq m / 128 sq ft

Total = 90.0 sq m / 969 sq ft

For identification only - Not to scale

