



61 Besselsleigh Road, Wootton OX13 6DX

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## 61 Besselsleigh Road

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Substantial four/five bedroom detached family home offering 2569 sq ft of highly flexible and well presented accommodation arranged over two floors, situated in a desirable non-estate location within this very popular village complemented by large south-west facing rear gardens leading onto the village green, sold with no ongoing chain.

61 Besselsleigh Road enjoys a delightful, non-estate setting in the heart of this highly sought-after village, offering convenient pedestrian access to a wide range of local amenities. These include general stores, a post office, florist, dentist, chemist, public house, primary school, and church. The property is well positioned for easy access to the thriving Abingdon Town, bus stop situated 30 meters away (approximately 3 miles away), while the historic Oxford city centre, just 6 miles distant, provides a more extensive selection of shopping, dining, and cultural facilities.

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: D





## Key Features

- Spacious enclosed entrance porch leading to inviting entrance hall with cloakroom off
- Generously proportioned living room featuring a central fireplace and double doors opening into delightful conservatory providing attractive views over the gardens
- Large and well equipped double aspect kitchen/dining room with doors to rear gardens complemented by separate utility room
- Versatile ground floor study/family room/potential fifth bedroom and useful fitted storage cupboards
- Large main double bedroom featuring an extensive selection of built in/fitted bedroom furniture and en suite shower room
- Three further spacious first floor bedrooms (benefitting from eaves storage) served by spacious four piece family bathroom fitted with a modern white suite including bath and separate shower cubicle
- PVC double glazed windows, newly installed mains gas radiator central heating, LED ceiling lighting fitted throughout many of the rooms and the property is sold with no ongoing chain
- Front gates leading to generous front gardens providing extensive gravel parking facilities for many vehicles
- Large, beautifully maintained south-west facing rear gardens featuring an extensive patio/sun terrace ideal for outdoor entertaining leading to wide expanse of lawn with rear access to village green
- Solid built garden outbuilding complete with double glazed windows with light and power, well screened









BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON



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***...trust in our experience!***

# Besselsleigh Road, OX13

Approximate Gross Internal Area = 238.70 sq m / 2569 sq ft

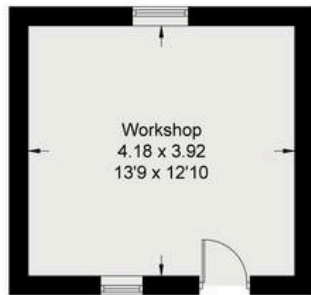
Workshop = 16.40 sq m / 177 sq ft

Total = 255.10 sq m / 2746 sq ft

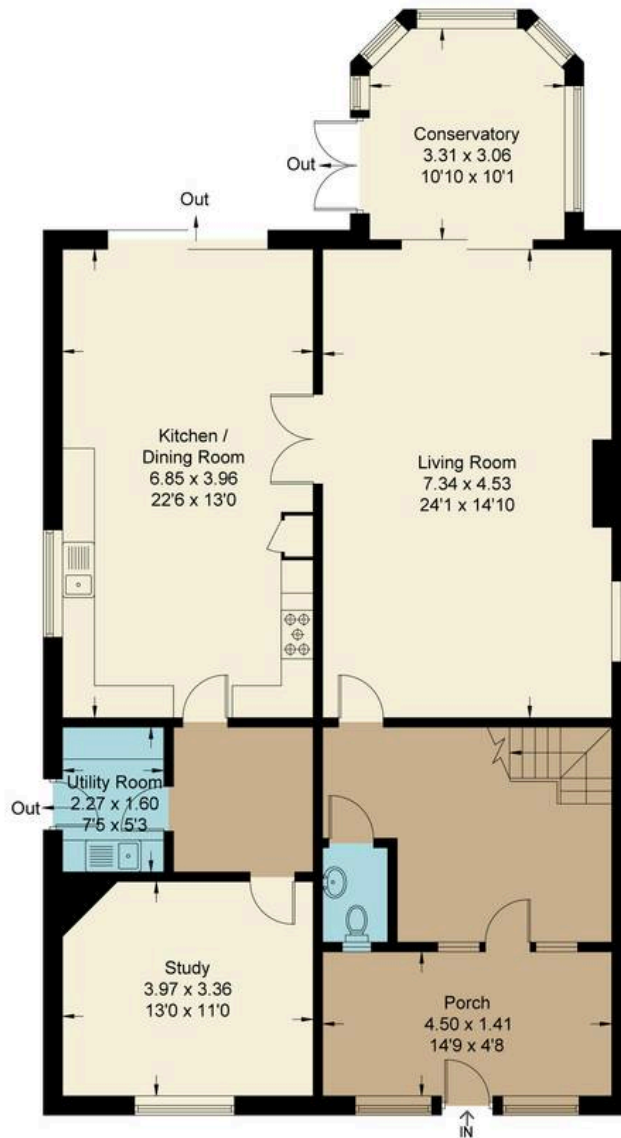
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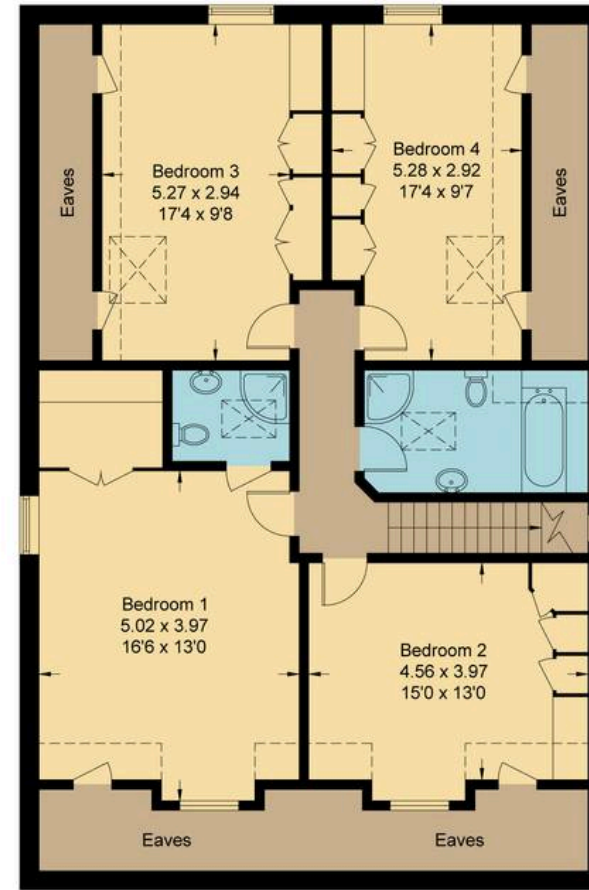
 = Restricted Head Height



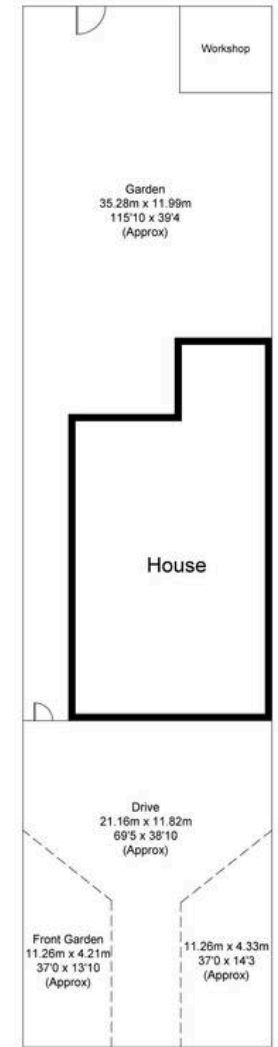
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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