



Steventon, Abingdon, OX13 6SQ

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

• Ground Floor

The ground floor layout comprises an entrance hall leading to the spacious kitchen/breakfast room and an enclosed rear porch. The main reception space is a generously proportioned open-plan living room/dining room. Recent improvements include the installation of a modern log burner and comprehensive redecoration, featuring neutral paintwork and updated flooring finishes throughout.

• First Floor

The first floor accommodates three spacious bedrooms. The family bathroom has a four-piece suite, incorporating both a shower cubicle and a full bath unit. All first-floor areas also benefit from neutral decoration and modernised flooring, ensuring a high standard of internal finish.

• External

External amenities include hard-standing parking facilities for multiple vehicles at the front, with access to the garage. The primary external asset is the large south-west facing rear garden, which is well-established, featuring extensive lawn areas, mature borders, cultivation spaces, a greenhouse, and a solid brick-built outbuilding with WC facility. Crucially, the large plot size supports excellent potential for significant future extension, representing an important factor for the long-term.





Key Features

- Spacious open-plan living/dining room
- Modern kitchen/breakfast room
- Stylish log burner and neutral décor
- Three well-proportioned bedrooms
- Four-piece family bathroom
- Large south-west facing garden
- Ample parking, garage & extension potential
- EPC Rating C - Council Tax Band D



The Location

The Causeway is a sought-after residential setting within the popular village of Steventon, offering a balance of countryside charm and excellent connectivity. The village provides a strong local community with amenities including a primary school, village shop, public houses and scenic countryside walks. Steventon is well placed for commuters, with nearby access to Didcot Parkway providing fast rail links to London Paddington, while the A34 offers convenient road connections to Oxford, Abingdon and the wider region.

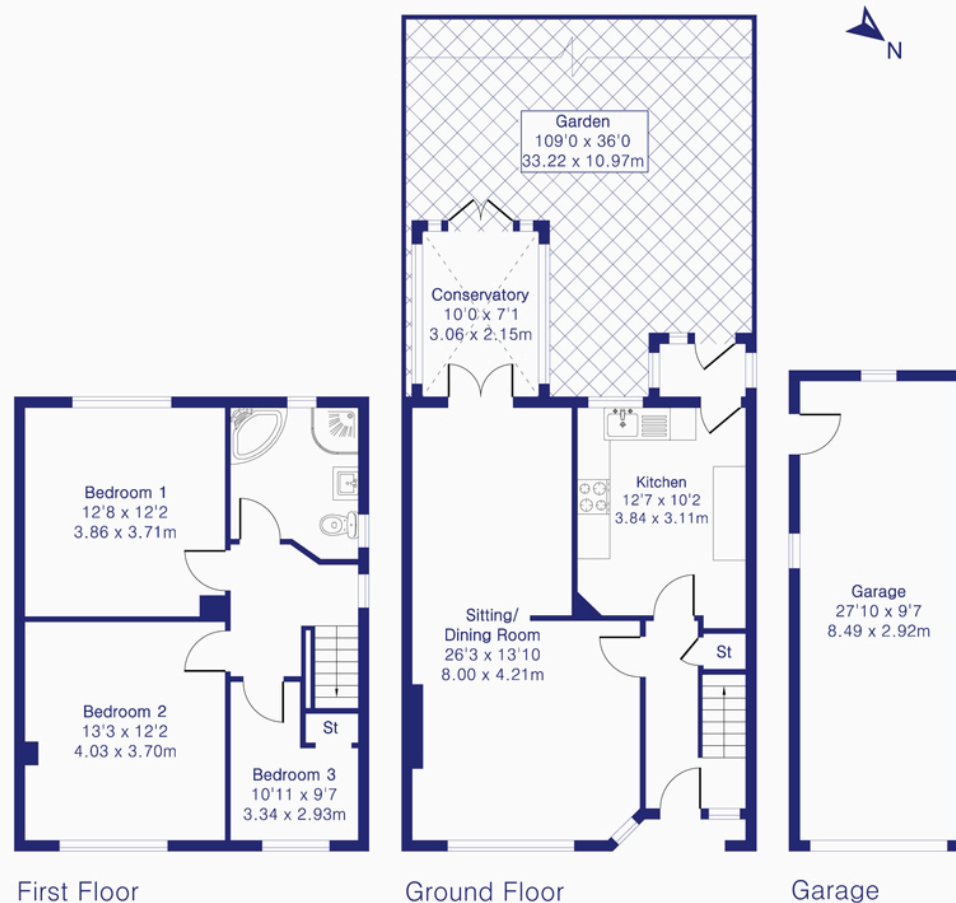
- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Garage & private driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

**Approximate Gross Internal Area 1142 sq ft - 106 sq m
(Excluding Garage)**

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 530 sq ft – 49 sq m

Garage Area 267 sq ft – 25 sq m



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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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