



3 Leigh Croft, Wootton OX13 6DL



## 3 Leigh Croft

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Larger design of modern four-bedroom detached family home well situated within the heart of this very popular village offering many features including westerly facing rear gardens.

The property is situated in a delightful location within this small select development fronting an attractive open green. Wootton is an extremely popular village and this property offers easy pedestrian access to the village's many amenities which include general stores, post office, florists, primary school and church. There is a 3 minute walk to bus stops with easy access to Abingdon town (circa. 3 miles) and Oxford city centre which offers a wide range of amenities (circa. 6 miles).

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: F

Tenure: Freehold

EPC: C





## Key Features

- Extended entrance porch leading to entrance hall with hard tile flooring leading to cloakroom
- Impressive front living room with attractive central open fireplace and double doors to separate dining room (both featuring solid oakwood flooring)
- Spacious and well equipped kitchen/breakfast room with separate utility room off
- Very large master bedroom with an extensive selection of built-in wardrobe cupboards and drawers, further built-in wardrobe cupboards and fully tiled contemporary en-suite shower/wet room
- Three further good size bedrooms complemented by family bathroom with contemporary white suite (all four bedrooms feature solid oakwood flooring)
- Mains gas radiator central heating (recently replaced efficient condensing gas boiler) and PVCu double glazed windows
- Front gardens providing hard standing parking facilities leading to the garage with light and power
- Good size westerly facing rear gardens incorporating patio, lawn and cultivation beds - the whole enclosed by trees, shrubbery and fencing, affording good degrees of privacy









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AWARDS  
2024

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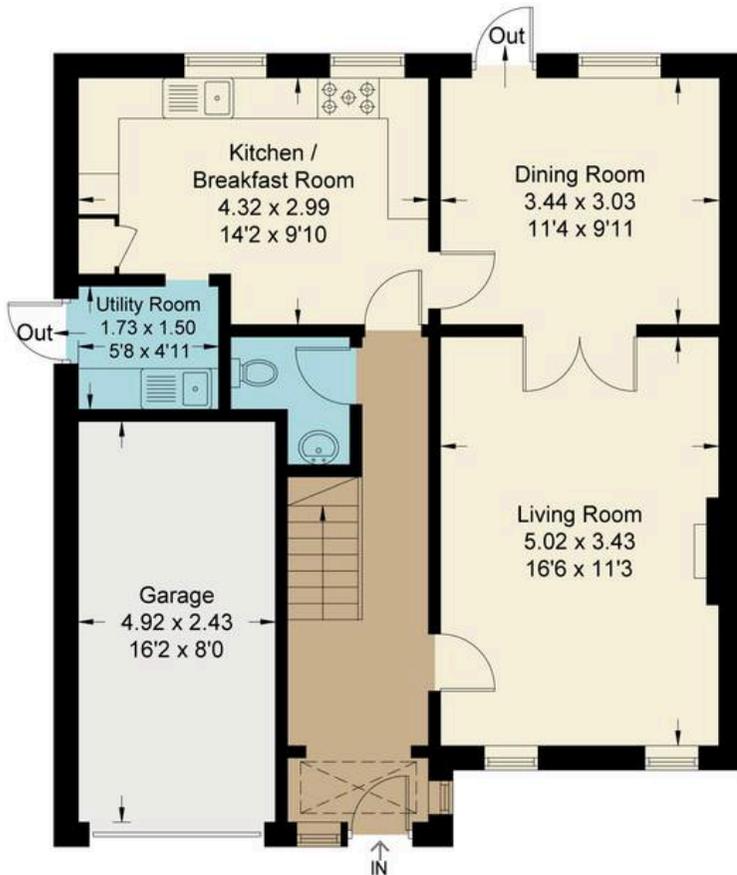
# Leigh Croft, OX13

Approximate Gross Internal Area = 119.30 sq m / 1284 sq ft

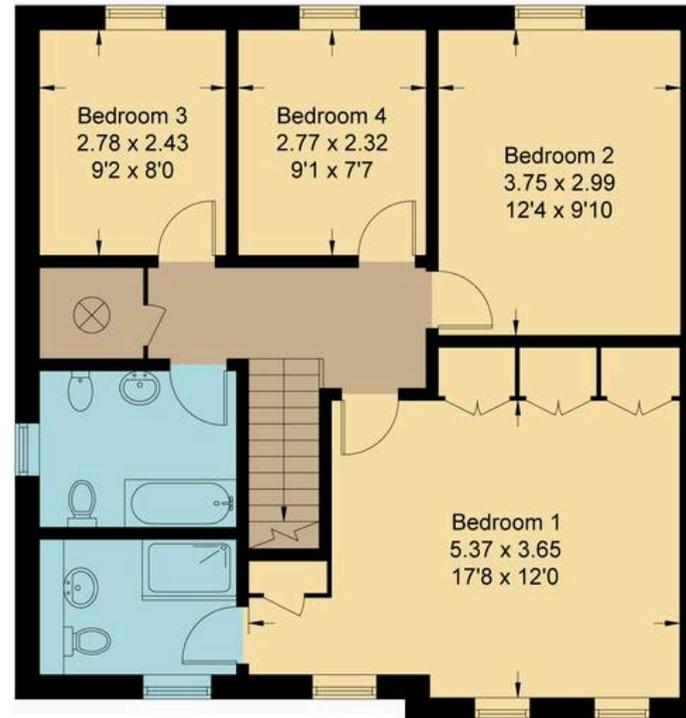
Garage = 12.0 sq m / 129 sq ft

Total = 131.30 sq m / 1413 sq ft

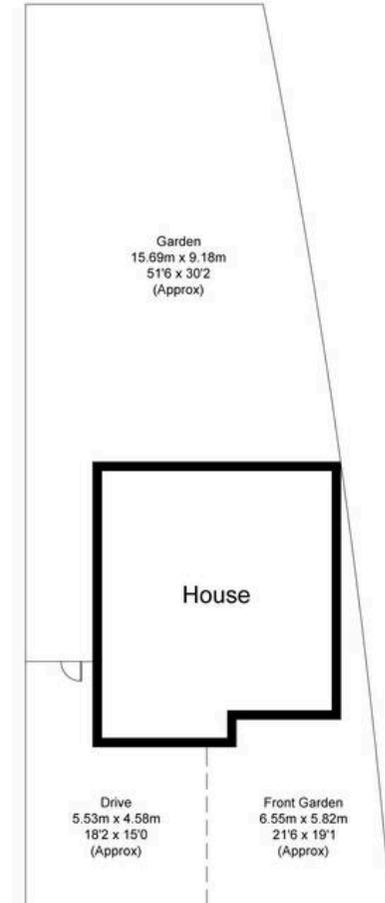
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Ground Floor



First Floor



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