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Welcome to Herald Gardens.

An impressive four bedroom detached home, recently constructed to a high standard, by David Wilson Homes, within this select development. Complemented by beautiful fixed furnishings, manicured exterior space and a professionally constructed home office / studio.

Ground floor accommodation comprises of a spacious bright and airy entrance hall with a cloakroom, front aspect study, 18ft front aspect living room with feature log burner, and a 30ft rear aspect open plan lifestyle room. Incorporating the impressive high specification kitchen with a full range of AEG integrated appliances, matching utility room, further bay reception room with double doors onto the garden leading to a dining area with another set of double doors and built in feature fireplace.

The first floor offers a galleried landing with four well-proportioned double bedrooms, including an impressive master bedroom with twin wardrobes and three piece luxury fitted en-suite. With another three-piece stylish family bathroom completing the internal accommodation.

This exemplary home benefits from double glazing, high energy efficiency rating and remaining NHBC guarantee. Internal viewings come highly recommended to appreciate this show home condition residence.



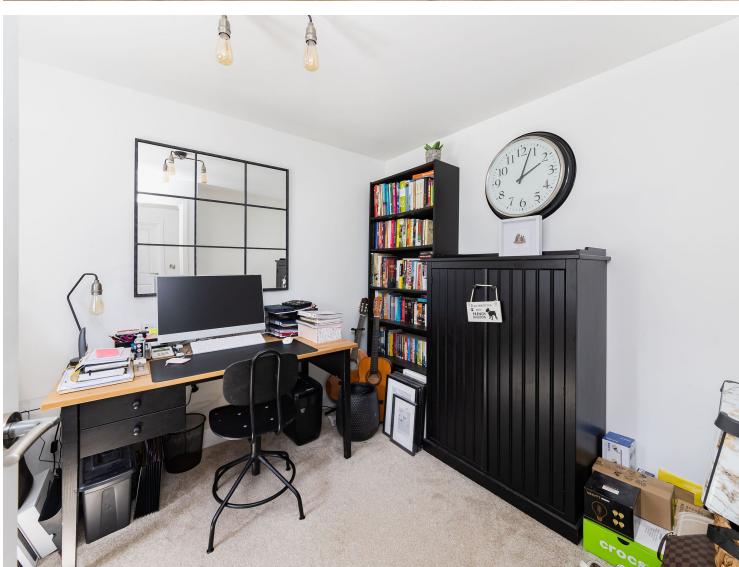
Discover the Heart of Your Future Home

- Impressive four bedroom detached home, recently constructed to a high standard, by David Wilson Homes.
- Impressive high specification kitchen with a full range of AEG integrated appliances & matching utility room.
- Further bay reception room with double doors onto the garden leading to a dining area with another set of double doors & built in feature fireplace.
- Galleried landing with four well-proportioned double bedrooms, including an impressive master bedroom with twin wardrobes & three piece luxury fitted en-suite.
- Exemplary modern home in excess of 1700 sq ft, with remain NHBC guarantee.

4	 Bedrooms	Council tax band F
3	 Receptions	Tenure
2	 Bathrooms	EPC rating



18ft front aspect living room with feature log burner leading through to the 30ft rear aspect open plan lifestyle room.

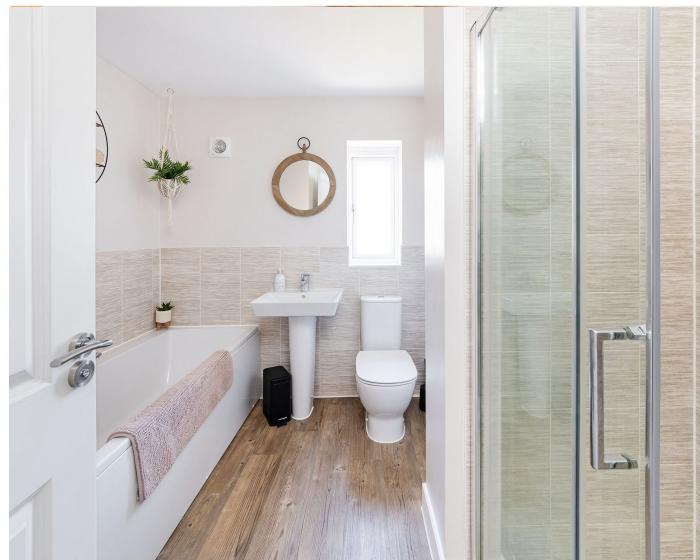


An impressive master bedroom with twin wardrobes and three piece luxury fitted en-suite.



Every Detail Matters

- Situated on an exclusive & select development in a delightful location within the heart of this sought after village.
- Ample driveway parking leading to the detached garage. With gated access & courtesy door to the rear garden.
- *Aliit unt, non corit rem. Harum re illuptia voluptatem harum iuritin itatum non corit rem. Harum re illuptia voluptatem harum*
- Landscaped & manicured exterior space with a professionally constructed home office / studio with aluminum bi-fold doors.





Stepping outside..

A delightful feature of this exemplary home is the tendered exterior space. Offering front garden with ample driveway parking leading to the detached garage. With gated access and courtesy door to the rear garden which offers a large degree of privacy to the rear. Mainly consisting of patio areas, artificial grass, raised sleeper beds and a large and professionally constructed home office / studio with aluminum bi-fold doors. Offering a variety of uses the current vendors have the building set up as a socializing space with a bar and entertaining space.

Location, Location, Location..

Herald Gardens is situated on an exclusive and select development in a delightful location within the heart of this sought after village. The property is within easy walking distance of the villages many amenities which include general store, post office, church, excellent primary school and public house. There is a good bus service to Abingdon, Witney and the city of Oxford & Swindon. Southmoor is conveniently accessed for Abingdon (circa 7 miles), Wantage (circa 8 miles), Witney (circa 9 miles) and Oxford city (circa 10 miles). The nearby A420 provides easy access to the M4 at Junction 13 to Newbury.





Herald Gardens, OX13

Approximate Gross Internal Area
 (Excluding Void) 164.8 sq m / 1774 sq ft
 Garage = 19.6 sq m / 211 sq ft
 Total = 184.4 sq m / 1985 sq ft
 Outbuilding = 22.7 sq m / 244 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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