



Connells

Kerrera High Street
Culham Abingdon



Property Description

Situated in the highly desirable village of Culham, this spacious four bedroom detached family home offers excellent accommodation, a large driveway and a self-contained garden lodge, all within walking distance of Culham Science Centre and the renowned Europa School UK.

The property is approached through a gate onto a generous private driveway, providing ample parking for multiple vehicles. Internally, the home offers flexible and well-balanced accommodation including a spacious living room, additional reception room, kitchen/dining room, utility room, cloakroom, four well-proportioned bedrooms, en-suite to the principal bedroom as well as shower room to bedroom two and a family bathroom.

Outside, the private rear garden provides an excellent space for families and entertaining. A particular highlight is the detached self-contained lodge, offering outstanding flexibility as a home office, business premises, studio or hobby room, as well as a shed for extra storage.

Entrance Hall

A welcoming central entrance hall providing access to all principal ground floor rooms, with staircase rising to the first floor and useful understairs storage.

Sitting Room

6.41m x 3.65m (21'0" x 12'0")

A spacious and bright dual-aspect reception room featuring a charming bay window to the front and plenty of space for both living and entertaining. A superb family room offering excellent proportions and natural light

throughout.

Kitchen/Breakfast Room

6.33m x 3.62m (20'9" x 11'11")

The heart of the home, this impressive kitchen/breakfast room is fitted with a range of wall and base units with ample work surface space. There is room for a family dining table and direct access to the conservatory, creating an ideal space for everyday living and entertaining. Log Burner

Conservatory

3.10m x 2.90m (10'2" x 9'6")

Overlooking the rear garden, the conservatory provides a versatile additional reception area, perfect as a dining space, reading room or relaxing garden room.

Utility Room

2.54m x 2.43m (8'4" x 8'0")

A practical utility room with additional storage and appliance space, providing excellent functionality for busy family life.

Cloakroom

Convenient ground floor WC fitted with wash hand basin.

Store/Garage

3.93m x 2.54m (12'11" x 8'4")

A useful storage area offering excellent versatility for bicycles, workshop space, garden equipment or additional household storage.

Principal Bedroom

4.81m x 3.11m (15'9" x 10'2")

A generous principal bedroom situated to the front of the property, benefiting from fitted storage and a private en-suite shower room.

En-Suite Shower Room

Fitted with shower enclosure and wash hand basin.

Bedroom Two

3.12m x 3.00m (10'3" x 9'10")

A well-proportioned double bedroom enjoying a pleasant outlook and access to its own en-suite shower room.

En-Suite Shower Room

Comprising shower enclosure, WC and wash hand basin.

Bedroom Three

3.62m x 2.97m (11'11" x 9'9")

A spacious double bedroom offering flexibility for family members, guests or home working.

Bedroom Four

3.25m x 2.92m (10'8" x 9'7")

A comfortable fourth bedroom, ideal as a child's room, guest bedroom or study.

Family Bathroom

2.41m x 1.60m (7'11" x 5'3")

Fitted with a bath, WC and wash hand basin, serving Bedrooms Three and Four.

Detached Studio Lodge

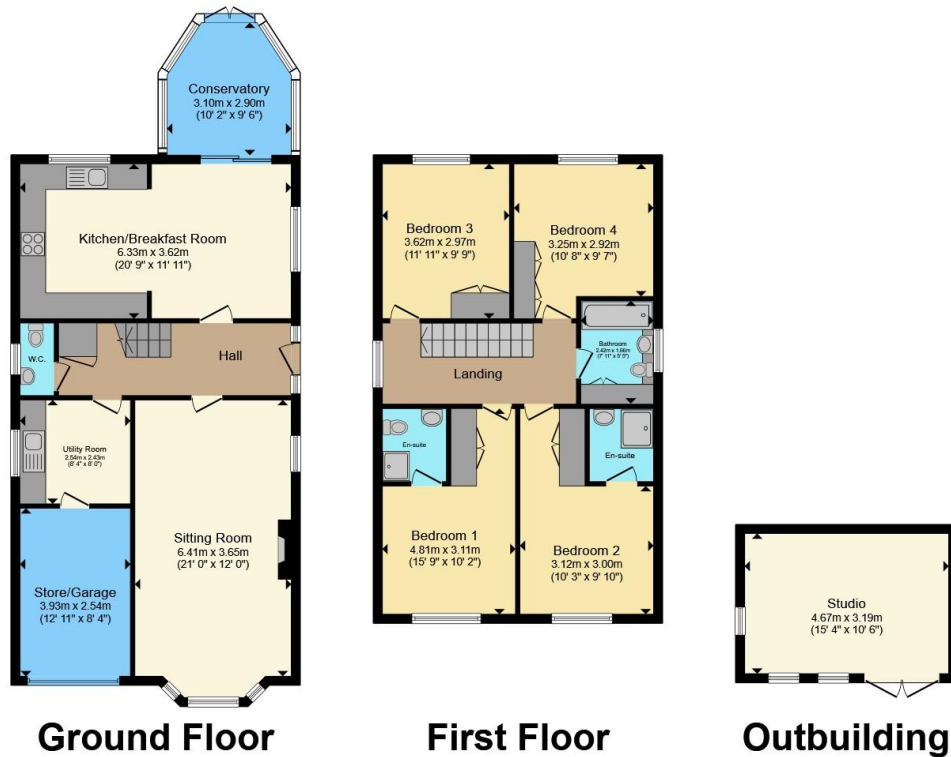
4.67m x 3.19m (15'4" x 10'6")

Situated within the rear garden, this detached self-contained studio provides exceptional versatility. Perfect for those working from home, operating a small business, consulting clients, creating a gym, studio, treatment room or hobby space, it offers valuable separation from the main house while remaining conveniently located within the garden.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.





Total floor area 167.6 m² (1,804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01235 555611
E abingdon@connells.co.uk

11 High Street
 ABINGDON OX14 5BB

EPC Rating: D Council Tax
 Band: E

view this property online connells.co.uk/Property/ABG305481

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ABG305481 - 0008