



CHARLES BARTLETT
RESIDENTIAL



7 Lansdowne Road, Abingdon, OX13 6EA

Offers in excess of £520,000



This beautifully presented and versatile three-bedroom extended detached bungalow (approx 1,398 sq ft) enjoys generous mature gardens, a detached garage and off-road parking for at least three cars plus a caravan. Offering excellent flexibility for modern family living, the property also has potential to extend (subject to planning permission).

LOCATION:
Situating in the sought-after village of Dry Sandford, the property combines spacious, adaptable accommodation with a particularly impressive established private garden. Excellent local amenities, including schools, shops, NHS dentist and bus stops, are within a short walk via a footpath, providing easy access to Abingdon, Oxford and surrounding areas.

DESCRIPTION:
An entrance hall with bespoke walk-through cupboard leads to the principal living accommodation.

Lounge/Dining Room: Spacious and versatile, ideal for everyday living and entertaining, with a bay window overlooking pastureland and a quiet no-through road.

Bedroom 3/Study: A good-sized room with built-in storage and matching bay window.

Master Bedroom: Generous double bedroom with ample built-in storage.





Family Shower Room: Recently refurbished.

Kitchen/Utility & Large Enclosed Porch: Providing extensive storage and work surfaces, with gas boiler, induction hob, integrated electric oven/microwave, dishwasher, fridge/freezer, washing machine and pulley-operated clothes airer.



The rear extension, with vaulted ceilings and skylights, provides a further shower room, Double Bedroom 2 with mezzanine floor (8'3" x 6'6") and a versatile additional Reception Room with patio doors opening onto the garden. This area offers excellent flexibility as a granny annexe, teen suite, home-working space or guest/family accommodation.

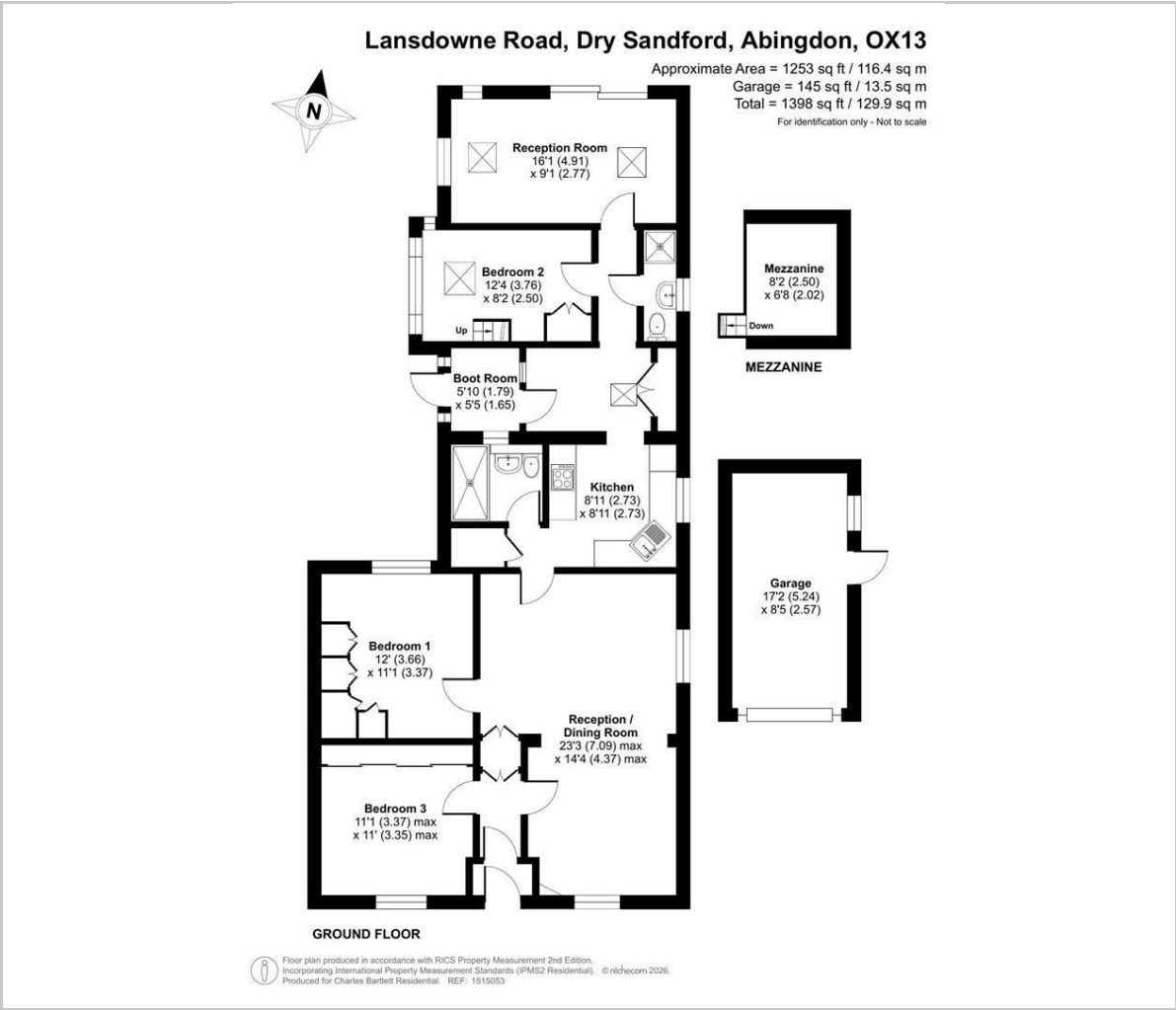


REAR GARDEN:

A standout feature, the beautifully established garden offers a high degree of privacy, with a mixture of sunny and shaded areas and several seating areas, creating an ideal space for relaxing and entertaining.



Floor Plan



Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

