



**The Paddock, Southmoor, Abingdon, OX13 5BX**

**welcome to**

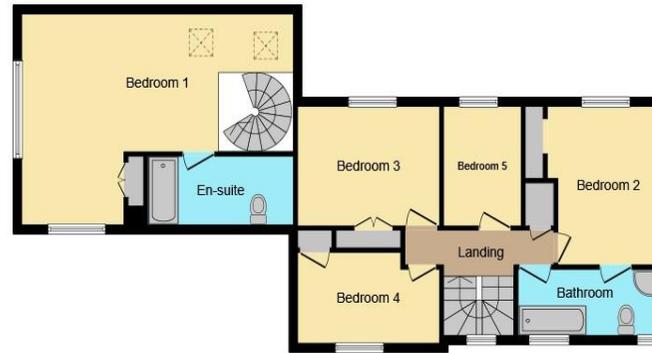
## **The Paddock, Southmoor, Abingdon**

Allen and Harris are proud to present this 5 bedroom detached property situated in the popular location of Southmoor. This property has the potential to further extend by adding a two-bedroom annexe (Subject to planning permission). The property is approached via an entrance hall which gives access to the living room, downstairs cloakroom and the kitchen/breakfast room. The kitchen/breakfast room enjoys a range of modern eye and base level units, to include a built in oven a built in hob and extractor fan. Leading on is a substantial living room that measures in excess of 18ft to include double glazed sliding doors giving access to the conservatory.

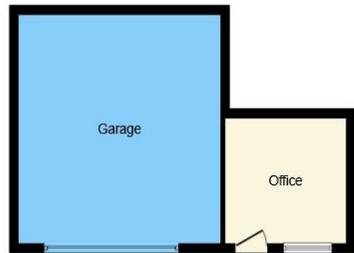




**Ground Floor**



**First Floor**



**Outbuilding**



**Front Garden**

**Entrance Hall**

**Reception Room**  
10' 8" x 18' 9" ( 3.25m x 5.71m )

**Kitchen**  
18' 9" x 17' 1" ( 5.71m x 5.21m )

**Cinema Room**  
15' 8" x 21' 2" ( 4.78m x 6.45m )

**Downstairs Cloakroom**

**Conservatory**  
11' 4" x 9' 4" ( 3.45m x 2.84m )

**Bedroom One**  
15' 7" x 21' 6" ( 4.75m x 6.55m )

**Bedroom Two**  
11' 8" x 9' 2" ( 3.56m x 2.79m )

**Bedroom Three**  
11' 10" x 8' ( 3.61m x 2.44m )

**Bedroom Four**  
11' 11" x 8' 8" ( 3.63m x 2.64m )

**Bedroom Five**  
7' x 8' 8" ( 2.13m x 2.64m )

**W/C**

**Rear Garden**

**Outbuilding**

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.focalagent.com](http://www.focalagent.com)

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## The Paddock, Southmoor Abingdon

- 5 Bedroom Detached Property
- Southmoor Location
- Downstairs Cloakroom
- Range of Double-Glazed Window
- Cinema Room
- Parking for Multiple Vehicles and Double Garage
- Rear Garden Laid to Lawn
- Home Office

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

**£700,000**

The property is approached via an entrance hall which gives access to the living room, downstairs cloakroom and the kitchen/breakfast room. The kitchen/breakfast room enjoys a range of modern eye and base level units, to include a built in oven a built in hob and extractor fan. Leading on is a substantial living room that measures in excess of 18ft to include double glazed sliding doors giving access to the conservatory. The conservatory is substantial and overlooks the rear garden with a range of double-glazed windows and French doors, there is also a door leading through to the cinema room. The cinema room measures in excess of 21ft, with wood flooring and a spiral staircase leading up to the master bedroom suite. The master bedroom suite has a galleried ceiling, with access to the en-suite which has a shower cubicle with integrated shower and a mosaic tile feature wall. The remainder of the first floor offers four further bedrooms, two of which have built in wardrobes and a modern family bathroom. To the front of the property is parking for multiple vehicles, a double garage, and offers access to an office, ideal for home working, to the rear is a garden which is laid to lawn and enclosed by fencing.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/ABI108117](https://allenandharris.co.uk/Property/ABI108117)



Property Ref:  
ABI108117 - 0007

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 allen & harris



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