



High Street, Steventon, OX13 6RZ

Guide Price £295,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This first-floor apartment offers generously proportioned rooms with plenty of natural light and a versatile layout. The main sitting room, currently used as a bedroom, provides a spacious living area, while the principal bedroom benefits from a useful walk-in wardrobe. A further well-sized bedroom provides flexible guest accommodation.

A separate kitchen and dining area features fitted cabinetry, tiled splashbacks and space for appliances, with scope for modernisation. The accommodation is completed by a contemporary shower room with corner shower, pedestal basin, WC and attractive wood-effect flooring.

Outside, the property benefits from its own private detached garden, predominantly laid to lawn and enclosed by mature trees and hedging. The property also has a single garage with parking to the front, providing useful off-road parking and storage. The garden offers a pleasant space for outdoor dining, entertaining and gardening, with excellent potential to create a more personalised outside space.





Key Features

- No onward chain
- Generously proportioned accommodation
- Spacious sitting room
- Principal bedroom with walk-in wardrobe
- Private detached garden
- Single garage with parking
- Popular village location in Steventon
- EPC Rating D - Council Tax Band C
- 950 lease remaining



The Location

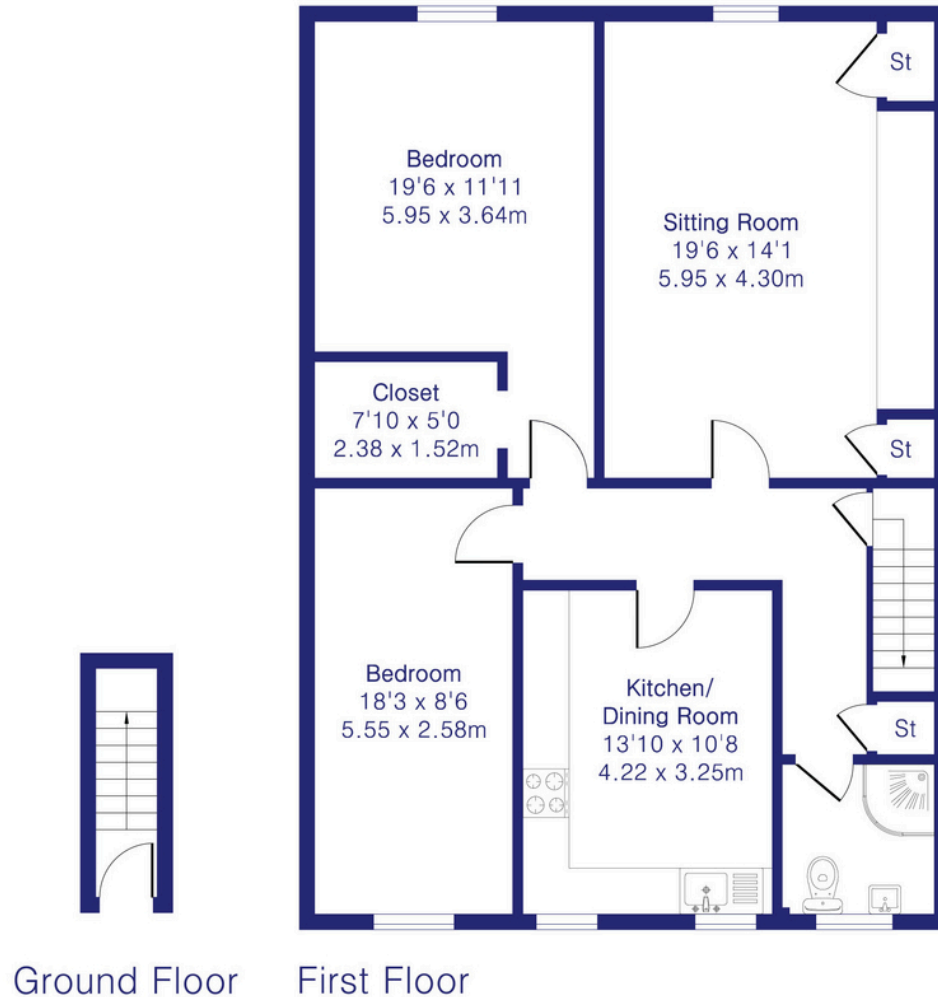
Situated in the heart of the popular village of Steventon, High Street provides convenient access to a good range of local amenities, including a village shop, pubs, village hall and sports facilities. The village also benefits from St Michael's Church of England Primary School and a picturesque village green with cricket pitch.

Steventon is ideally positioned between Abingdon and Didcot, with regular bus services providing connections to both towns and onward access to Oxford and Wantage. Didcot Parkway is approximately four miles away, offering direct rail services to London Paddington. The village also provides good access to the A34 and surrounding employment centres including Milton Park and Harwell Campus.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a high risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area 1010 sq ft - 94 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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