



12 Manor Road, Wootton OX13 6DG



12 Manor Road

Stunning four-bedroom detached family home offering extended and superbly presented accommodation within the heart of this very popular village close to many nearby amenities, complemented by attractive landscaped gardens.

12 Manor Road is well situated within this select village development and is within walking distance of a wide range of amenities including the village primary school, general stores, post office, public house and church. It is a 3 minute walk to bus stops with easy access to the thriving Abingdon town (circa. 3 miles) and historic Oxford city centre which offers a wide range of amenities (circa. 6 miles).

Bedrooms: 4

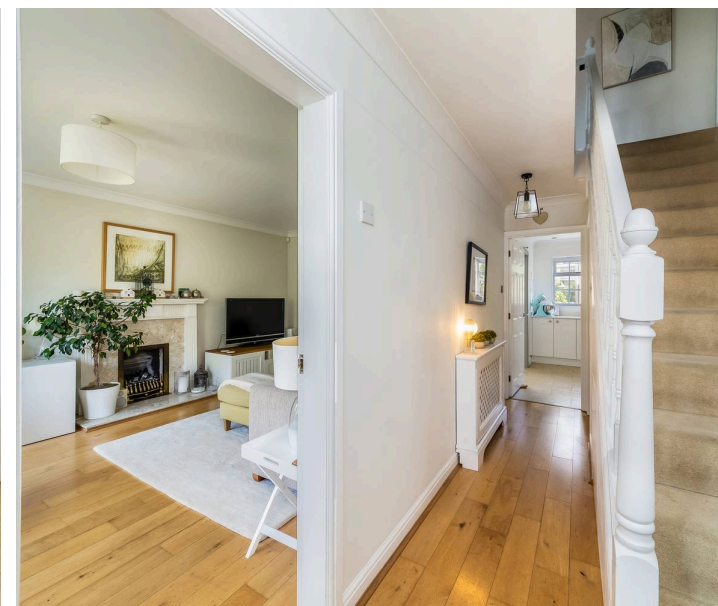
Bathrooms: 2

Reception Rooms: 2

Council Tax Band: F

Tenure: Freehold

EPC: D





12 Manor Road

- Entrance hall featuring Oakwood flooring and several under stairs storage cupboards and refitted cloakroom
- Delightful front living room with oakwood flooring and attractive fireplace
- Fabulous open plan lifestyle room incorporating refitted kitchen/breakfast room with matching central island/breakfast bar, built-in electrical appliances with quartz working surfaces over, high quality Karndene flooring and recessed LED ceiling lighting.
- This space flows seamlessly into highly versatile dining and family areas, enhanced by part vaulted ceiling with two skylight windows and two sets of bi-fold doors
- Separate utility room recently refitted to match the kitchen
- Impressive principal bedroom benefiting from three separate windows, creating a wonderfully light and airy bedroom, with a comprehensive range of built-in wardrobes and a contemporary refitted en-suite shower room
- Three additional bedrooms, all well proportioned, served by a modern four piece family bathroom featuring both a bath and a separate shower cubicle
- Front gardens providing parking facilities for two vehicles which leads to the smaller garage
- Landscaped rear gardens incorporating stylish porcelain tiled patio, this leads onto a central lawn bordered by well stocked flower and shrub borders, mature trees and planting. There is a further porcelain patio area to the rear, complete with pergola which offers an additional sunny seating space.









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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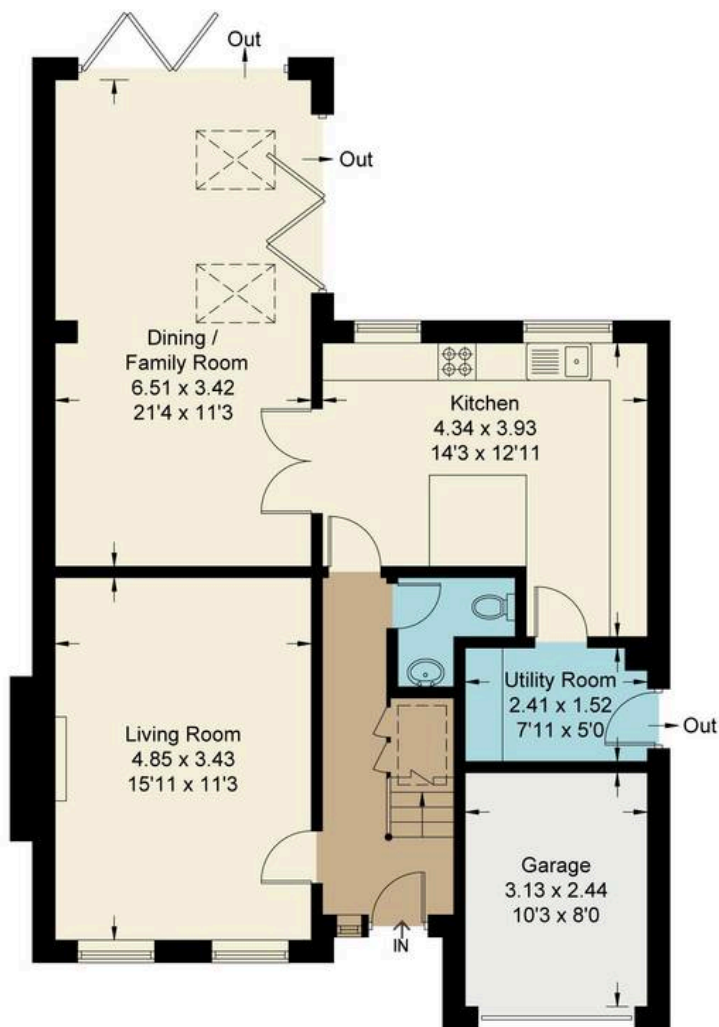
Manor Road, OX13

Approximate Gross Internal Area = 130.90 sq m / 1409 sq ft

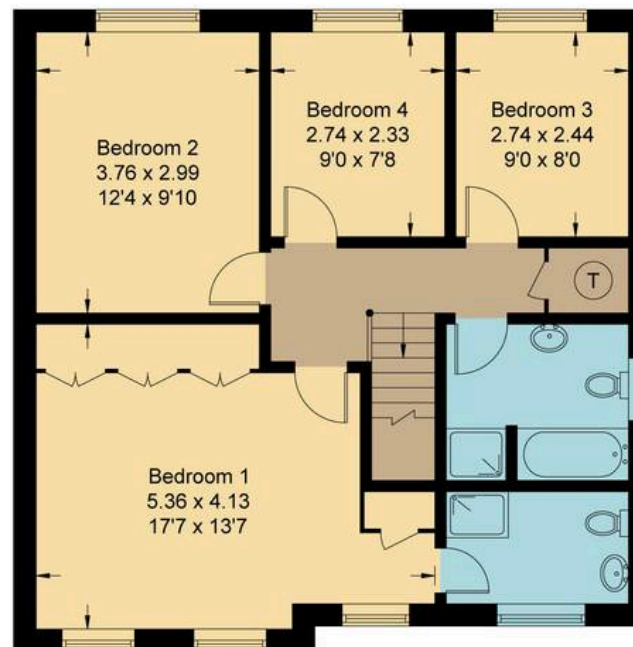
Garage = 7.60 sq m / 82 sq ft

Total = 138.50 sq m / 1491 sq ft

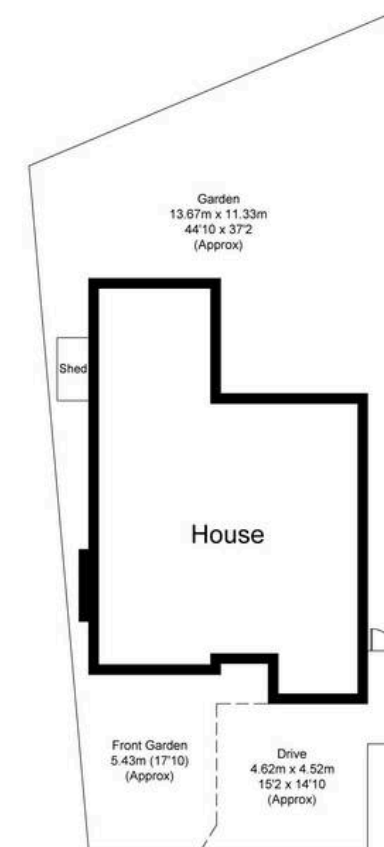
For identification only - Not to scale



Ground Floor



First Floor



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