



CHARLES BARTLETT
RESIDENTIAL



44 Lashford Lane

Dry Sandford, Abingdon, OX13 6DY

Offers in excess of £800,000

A spacious four-bedroom detached family home situated on the sought-after Lashford Lane in Dry Sandford, offering generous living accommodation, a large private garden and ample parking — ideal for growing families looking for space both inside and out.

The property is entered via a spacious and welcoming entrance hallway, setting the tone for the well-proportioned accommodation throughout. The large living room provides an excellent main reception space with plenty of natural light and room for family living and entertaining. To the rear, a conservatory overlooks the garden and offers a versatile additional reception area.

The kitchen with dining space forms the heart of the home, with ample worktop and storage space as well as room for a family dining table. A separate utility room provides practical laundry and storage space, with access to the side of the property. A ground floor WC completes the downstairs accommodation.

Upstairs, the property offers four well-proportioned double bedrooms, including a generous master bedroom with ensuite shower room. The remaining three bedrooms are all comfortable doubles, served by a family bathroom.

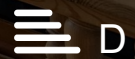
Outside, the property benefits from a large and private rear garden, mainly laid to lawn with patio and decking areas ideal for outdoor dining and entertaining. There is also side access to the garden.

- Detached family home
- Four double bedrooms
- Master bedroom with ensuite
- Large living room
- Kitchen with dining space
- Conservatory
- Utility room & ground floor WC
- Large private rear garden
- Driveway parking for several vehicles
- Double integrated garage

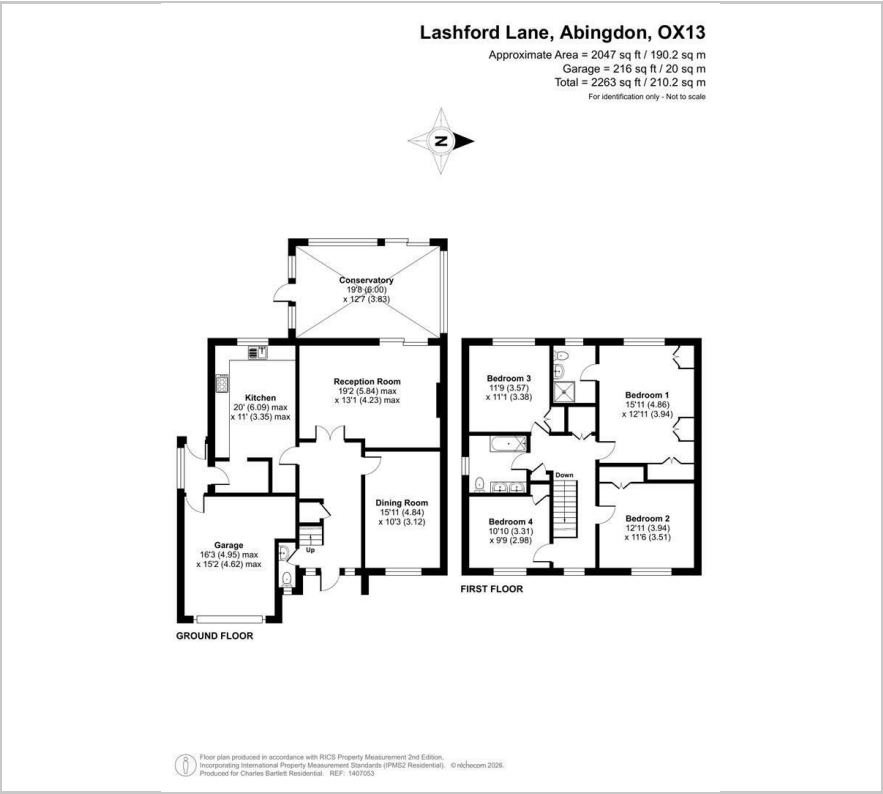
Viewing

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



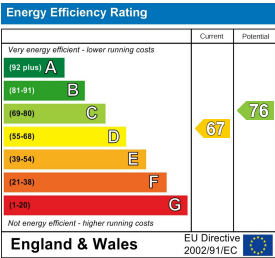
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.