



The Glebe, Culham, OX14
Guide Price £595,000 Freehold

THOMAS
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SALES LETTINGS





The Property

A beautifully extended and modernised four-bedroom semi-detached home in a sought-after South Oxfordshire village, offering spacious accommodation, excellent parking and a private rear garden. Close to Europa School, Culham Village Nursery and transport links to Abingdon and Didcot with further schooling including Abingdon School, St Helens & St Katherine's & further primary and secondary schools available.

The ground floor offers a generous and versatile living space. To the front is a well-proportioned reception room featuring a log-burning stove, flagstone tiled flooring and partial underfloor heating flow through the main living areas. The heart of the home is the impressive extended kitchen/dining room, featuring a modern fitted kitchen, skylight and plenty of natural light. A useful utility room sits alongside the kitchen. The ground floor is further complemented by a large formal lounge, fourth bedroom, shower room and internal access to the single garage.

The first floor comprises three well-proportioned bedrooms and a family bathroom. Accessed from the landing, the loft provides additional storage space.



Set back from the road, the property enjoys a generous front garden, ample driveway parking and a single garage. To the rear is an excellent-sized, private garden with a patio area and large lawn, providing an ideal space for outdoor entertaining and family life. Side access is also available.



Key Features

- Beautifully extended to the rear
- Open plan kitchen/dining
- Flagstone tiles with underfloor heating
- Four bedrooms, two bathrooms
- Large, private garden
- Single garage
- Ample driveway parking
- Prestigious location within catchment to Europa School
- EPC: tbc



The Location

Culham is a South Oxfordshire village positioned between Abingdon and Didcot, approximately 1.7 miles from Abingdon town centre and 4.5 miles from Didcot Parkway. The village provides a residential setting with open countryside nearby, while remaining well placed for access to everyday amenities and wider transport links.

Culham railway station provides services towards Oxford and Didcot, with the A34 also within easy reach for road connections across Oxfordshire and the Thames Valley. Sutton Courtenay is approximately 1.2 miles away, offering further local amenities, while Culham Science Centre is located immediately to the east of the village.

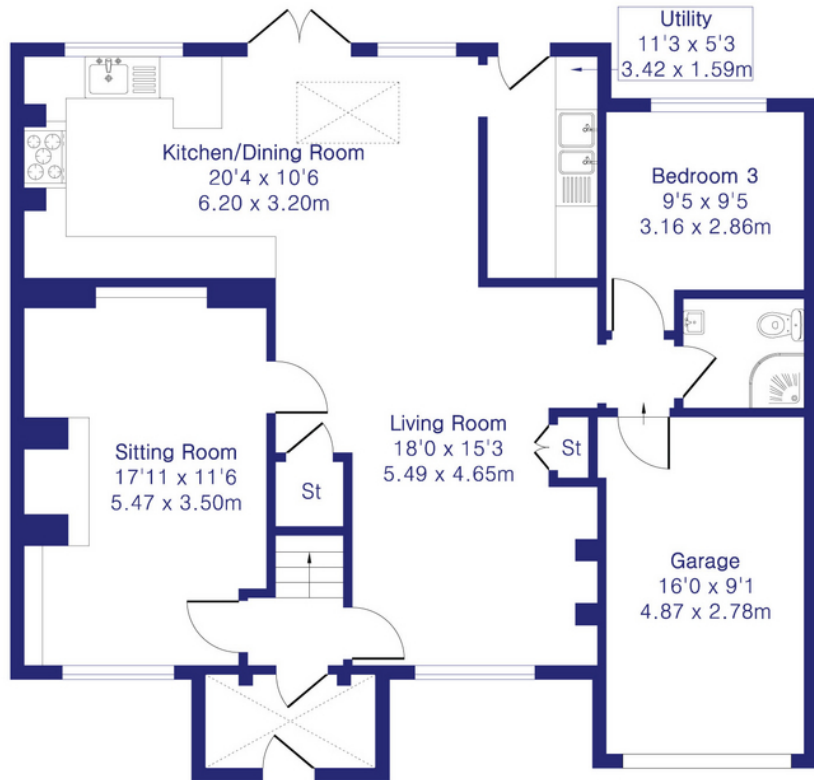
The village is home to local education and community facilities, including Culham Village Preschool and a primary school, while Europa School UK is also nearby. Its position makes Culham a practical choice for those looking to combine a village environment with convenient access to Abingdon, Oxford and Didcot.



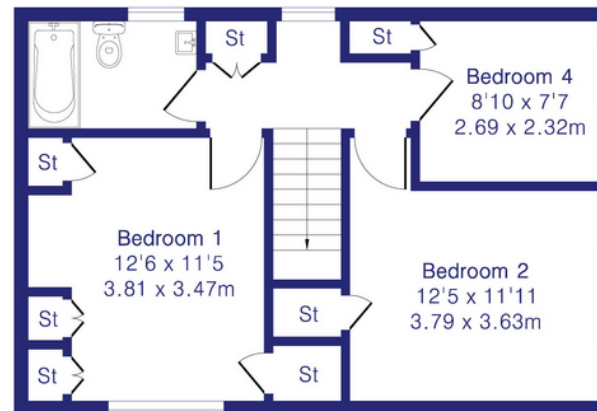
**Approximate Gross Internal Area 1609 sq ft - 149 sq m
(Including Garage)**

Ground Floor Area 1120 sq ft – 104 sq m

First Floor Area 489 sq ft – 45 sq m



Ground Floor



First Floor



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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