



Oliver  
James



Harding Vale,  
Steventon,  
Nr Abingdon, OX13 6GF.

**£450,000**

### Description

A 4 year old detached family home occupying a generous plot overlooking an open green, on the edge of this popular south Oxfordshire village.

The three bedroom accommodation offers a good flow to the living space centred around a lovely kitchen/family room which in turn has french doors leading out into the patio and south facing garden.

Features include a en-suite shower room, stylish family bathroom, cloakroom and gas central heating with separate first and ground floor zones, plus a quiet separate sitting room.

The kitchen benefits from excellent storage and worktop space with a built-in electric oven, gas hob with chrome hood over and dishwasher.

Outside the property there is a garage to the side with eaves storage and personal access to the garden, driveway and side access to the rear garden.. The sunny rear garden has an extended patio area and area of lawn with a southerly aspect.





**Directions**

From the centre of Abingdon proceed along Ock Street and continue down to the two mini roundabouts. Turn left onto the Drayton Road and continue to the village of Drayton, following the road through the village and onto Steventon.

On entering Steventon village take the second turning on the right into Hanney Road, past Stonebridge Road and just before you leave the village take the left hand turn. Proceed along the road and round to the left where the property will be found at the end on the right. OX13 6GF.

**Location**

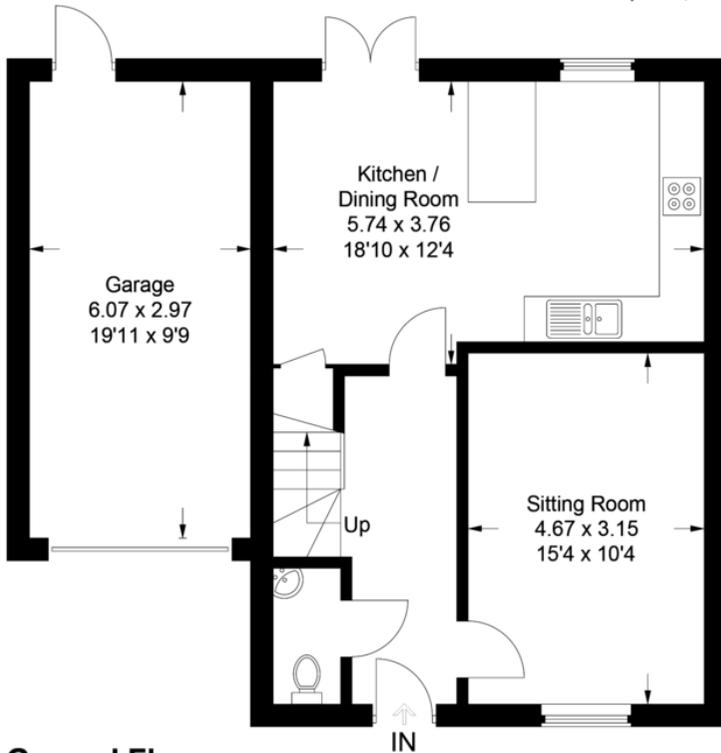
The property is situated on the edge of the village but only a short walk from the historic Causeway, primary school and co-op store/Post office that serve the village plus the award winning bakery, Public Houses and sports clubs.

Steventon is well placed for Abingdon, Oxford and Didcot with its mainline station for London Paddington (approximate journey time of 45 minutes).

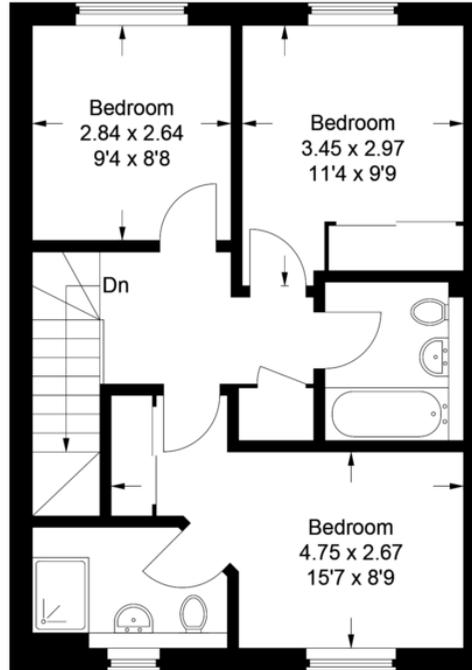
There is also a modern village hall and in neighbouring Drayton a 18 hole golf course. A regular bus service runs through the village to serve both Abingdon and Didcot and the A34 is within easy reach.



Approximate Gross Internal Area  
 Ground Floor = 47.8 sq m / 514 sq ft  
 First Floor = 47.4 sq m / 510 sq ft  
 Garage = 18.0 sq m / 194 sq ft  
 Total = 113.2 sq m / 1,218 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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