



Oliver  
James  
FOR SALE  
£125,000  
01223 310000

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James





# Storksbill Lane, Southmoor Nr Abingdon, OX13 5FQ

**Offers Over  
£500,000**

## Description

A good sized, well presented, detached family home offering four double bedrooms and 1568 sq ft of space including the single garage, which is situated to the side of the property along with driveway parking for 2 cars.

The accommodation includes a comprehensively-fitted kitchen with intergrated appliances, fitted wardrobes in three of the bedrooms and gas central heating. There is a generous 26ft open-plan kitchen/dining/living room with french doors opening out onto the patio offering great family space and a large study/playroom or home office.

The neutral decoration offers light and airy accommodation over two floors set off by a spacious reception hall. The master bedroom also features an en-suite shower room in addition to the family bathroom.

A generously-proportioned house with a south facing rear garden, front aspect overlooking a small open green with more living space than similar looking properties close by.





## Directions

Leave Abingdon along Ock street and onto the A415 through the village of Marcham. At the junction turn right then immediately left, again onto the A415. Continue to Kingston Bagpuize and at the mini-roundabout turn left onto Faringdon Road, signposted Southmoor. Drive along the Faringdon Road and take the next turning on the right into Draycott Road and 2nd left into Storksbill Lane. Follow the road round towards the end and the property will be found on the right hand side.

## Location

Southmoor with Kingston Bagpuize is just 6 miles from the market town of Abingdon, 9 miles from Oxford, 8 miles from Faringdon, 8 miles from Witney and Swindon 20 miles.

All of these towns are easily reached by regular bus services with the nearest bus stop being a short walk from the property.

The village has a post office, hairdressers, newspaper shop, 3 convenience stores and a restaurants/pub (The Wagon and Horses) and offers convenient access to the A420 which has a direct route to the city of Oxford.

There is a pre school and children's centre, an established primary school, recreation ground and playground. Local clubs include a bowls club, tennis club, cricket and football club. Millets Farm is only a short drive with its 7 day a week opening farm shop, garden centre and tea rooms.

A mainline station where London (Paddington) is reachable in c.45 minutes is available at Didcot. There is also a good train service from Oxford, and London (Paddington or Marylebone), this can be reached from both Oxford and Didcot.





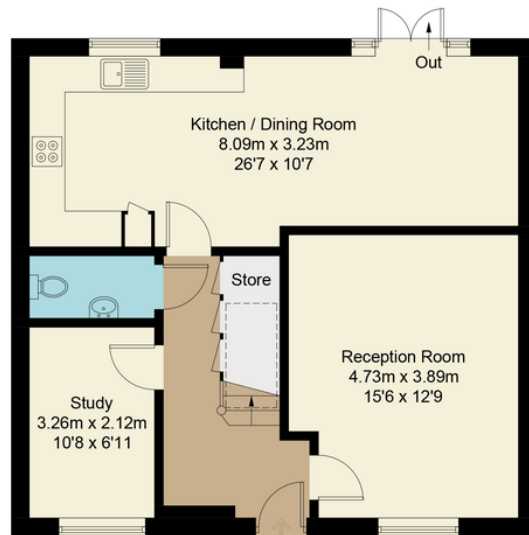
## Storksbill Lane, OX13

Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft  
Garage = 18.3 sq m / 197 sq ft  
Total = 145.7 sq m / 1568 sq ft

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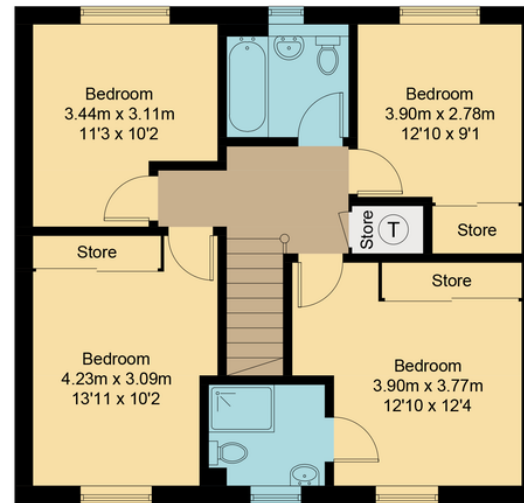
For further  
Abingdon  
www.oliverjames.co.uk

E: abingdon@oliverjames.co.uk  
T: 01235 551111

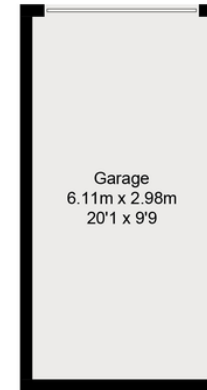


Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual  
Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

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