



Oliver  
James



Faringdon Road,  
Southmoor,  
Nr Abingdon, OX13 5AF

**£650,000**

### Description

An individual three/four bedroom detached family home in a non-estate location in the popular village of Southmoor well served by facilities.

The plot measures just over a quarter of an acre and the living accommodation is over 1600 sq ft plus a double integral garage that takes the overall space to 1974 sq ft.

There is a flexible layout of accommodation with three/four double bedrooms, 20ft Sitting room, three bath/shower rooms and a welcoming reception hall.

In addition there is double glazing and gas heating to radiators.

Numerous market towns are within easy reach plus there is a regular bus service running through the village.





## Directions

From Oxford proceed along the A420 Oxford to Swindon road and after c.8miles turn left at the roundabout (A415 junction to Witney/Abingdon) towards Abingdon bearing right at the next mini roundabout into the Faringdon Road. The property will be found along 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 150 yards 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 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.





## Faringdon Road, OX13

Approximate Gross Internal Area = 149.5 sq m / 1609 sq ft

Garage = 33.9 sq m / 365 sq ft

Total (Excluding Eaves Storage) = 183.4 sq m / 1974 sq ft

For identification only - Not to scale

## Oliver James

For further information, please contact:

### Abingdon Office

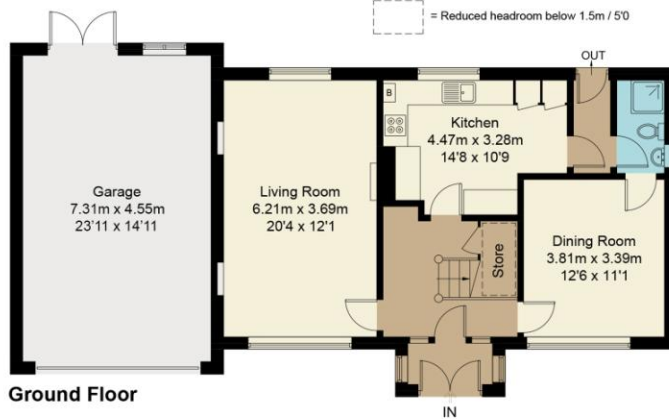
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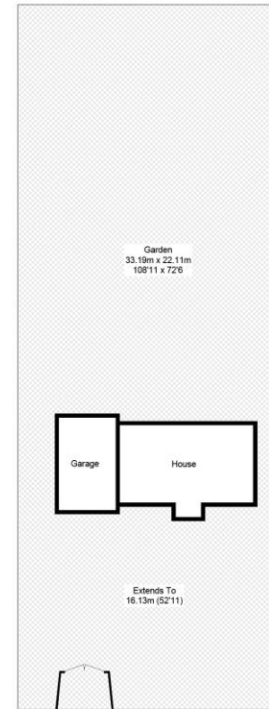
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First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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## EPC Rating BAND D

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