



HANMER  
80  
ROAD

Oliver  
James



Hanney Road,  
Steventon,  
Nr Abingdon, OX13 6AL

**£600,000**

### Description

An individual and recently extended detached chalet bungalow on the village edge overlooking fields.

The property has been significantly updated and now offers over 1600 sq ft of living space with three double bedrooms and two bathrooms, one on each floor.

The spacious hall leads to two reception rooms, ground floor bedroom and bathroom and the 19ft Kitchen/breakfast room which in turn gives access to the utility room.

The property features double glazing, gas central heating to radiators and parquet flooring in the hall and dining room.

Outside there is large frontage with ample driveway parking, narrow access to the single garage and outside store.

The rear garden measures around a 100ft in length and features a large patio, area of lawn vegetable plot and well stocked borders. There is also a timber shed and greenhouse.





## 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 the property will be found on the right hand side on the village edge.

## 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 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, Didcot and Wantage and the A34 is within easy reach.





# Hanney Road, OX13

Approximate Gross Internal Area = 156.7 sq m / 1687 sq ft  
Garage / Shed = 19.7 sq m / 212 sq ft  
Total = 176.4 sq m / 1899 sq ft  
(Excluding Outdoor Store)

# Oliver James

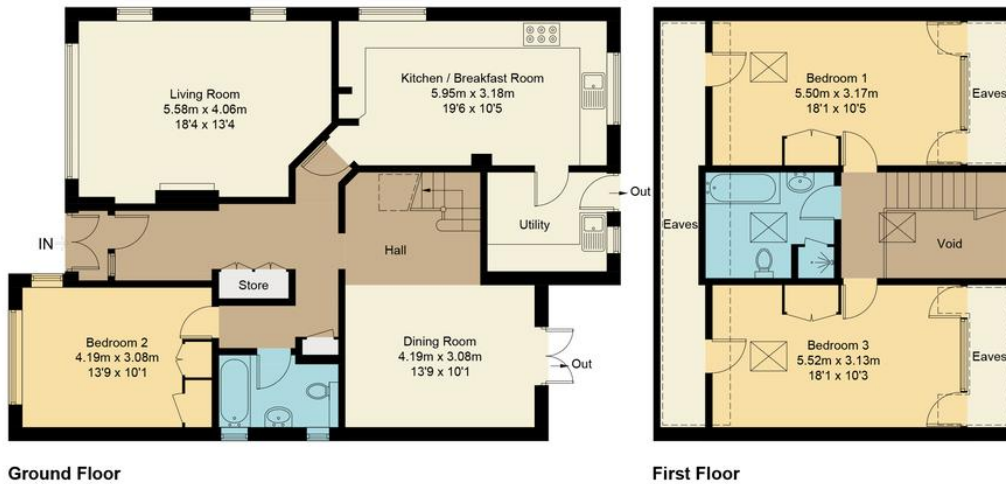
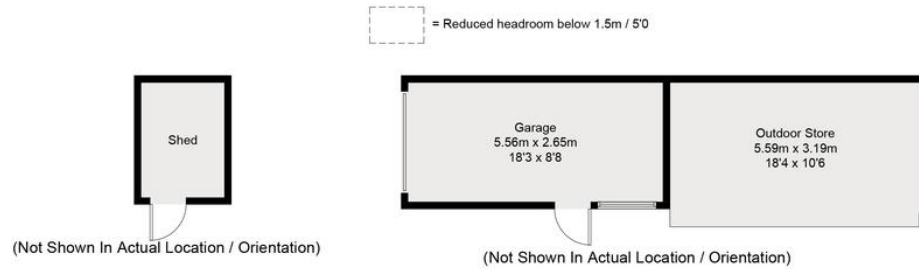
For further information, please contact:

### Abingdon Office

[www.oliverjamesproperty.com](http://www.oliverjamesproperty.com)

E: [abingdon@oliverjamesproperty.com](mailto:abingdon@oliverjamesproperty.com)

T: 01235 555007



Floor plan produced in accordance with RICS Property Measurement Standards.  
© Mortimer Photography. Produced for Oliver James.  
Unauthorised reproduction prohibited. (ID982802)



EPC to be updated

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 or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.