



Oliver  
James

Wellington Way,  
Southmoor,  
Nr Abingdon, OX13 5FG  
**£595,000**

### Description

A stylish, well presented and spacious detached family home, situated in a popular close on the southern edge of this thriving village, which in turn is well served by local amenities.

The property offers four bedrooms of which three are doubles all benefitting from built-in wardrobes with the principal bedroom also having a large en-suite shower room.

Layout of the ground floor features a welcoming light and airy reception hall, cloakroom and spacious open plan kitchen/family room with dining space and integrated appliances. In addition there is a sitting room with french doors opening out to the rear garden and a flexible second reception room which will work equally well as a study or playroom.

Central heating is gas to radiators, the property is double glazed and the reception room features a wood burning stove.

Outside is an enclosed rear garden with side access and runs the full width of the house and beyond, laid out with a patio area and three areas of lawn with planted borders.

To the front of the property is a landscaped garden and a double garage to the side of the house with extra driveway parking.





## 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 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.35 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.

## Agents Notes

The property is Freehold with a £80 per annum Estate Management charge.

Mains drainage, gas, electricity and water are connected.

Council Tax is band F with Vale White Horse District Council and the EPC Rating is B.



# Oliver James

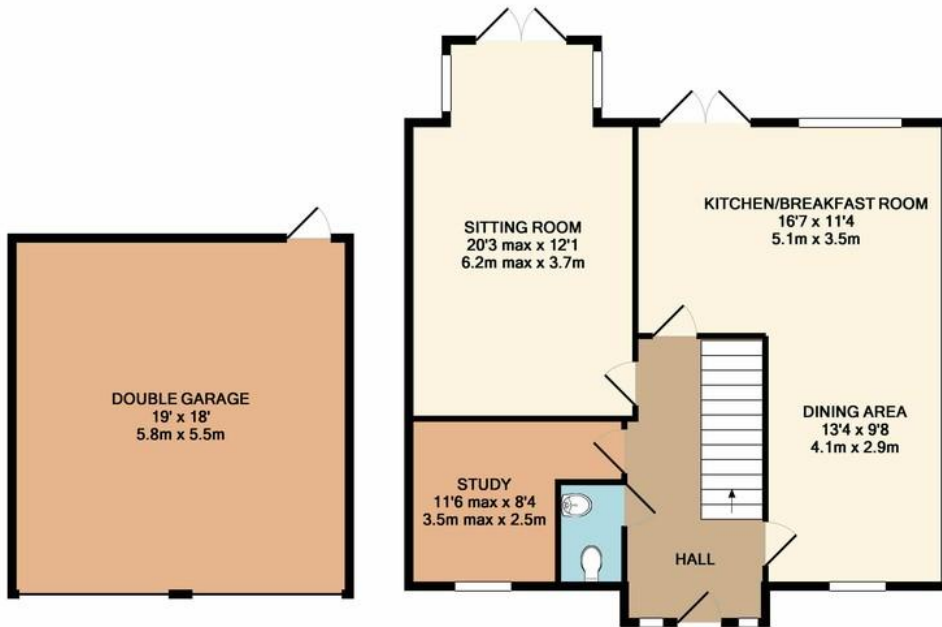
For further information, please contact:

**Abingdon Office**

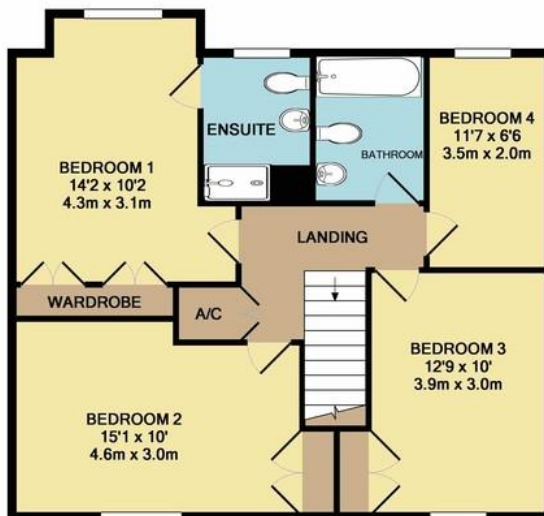
[www.oliverjamesproperty.com](http://www.oliverjamesproperty.com)

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

T: 01235 555007



GROUND FLOOR  
APPROX. FLOOR  
AREA 1101 SQ.FT.  
(102.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 721 SQ.FT.  
(67.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1823 SQ.FT. (169.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018



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.