



Oliver  
James

FLETCHER CLOSE





Fletcher Close,  
Steventon,  
Nr Abingdon, OX13 6GE

**£495,000**

### Description

A good sized three bedroom detached home, superbly presented and situated on a corner plot in this favoured South Oxfordshire village. The light and airy accommodation has a contemporary feel which flows through the house, many of the rooms having a dual aspect.

The stylish accommodation is centred around a well equipped kitchen/dining room with separate large bay offering a cosy sitting area looking through french doors out on to the rear garden. In addition there is a welcoming reception hall, cloakroom and 18ft sitting room with bay window. On the first floor there are three bedrooms, family bathroom with the principal bedroom benefitting from an en-suite shower room and built-in wardrobes, fitted storage has been added to bedroom three by the current owner.

The attractive west facing rear garden includes a large porcelain tile patio, well stocked flower and mature shrub/tree borders and an area of lawn with side access and personal access to the garage. The garden is enclosed by brick walling and fencing offering a good degree of privacy. The detached garage is situated to the side of the property with power and light and extra parking on the driveway to the front.





**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.

**Agent Notes**

The property is freehold and has mains water, drainage, gas and electric connected. The EPC Rating is B and the Council Tax band is E with Vale of the White Horse DC. The property has not flooded in the last 5 years and there is an annual estate management charge of £370.







## Fletcher Close, OX13

Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft  
Garage = 19.9 sq m / 214 sq ft  
Total = 115.5 sq m / 1243 sq ft  
Garden / Driveway Area = 243.8 sq m / 2624 sq ft

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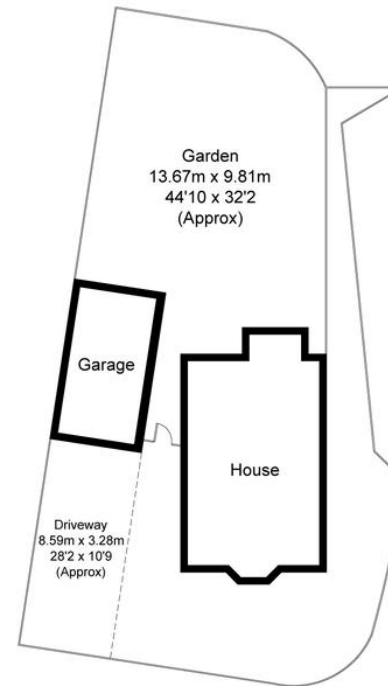
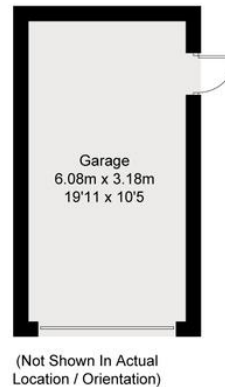
For further information, please contact:

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