



21 Joyce Way, Steventon OX13 6GA



21 Joyce Way

Stunning open countryside views feature with this spacious and superbly presented "nearly new" three double bedroom detached family home, situated on the edge of one of the areas most sought after villages complemented by larger than average south-facing rear gardens.

21 Joyce Way is situated in a delightful location on the edge of this small select development fronting attractive open farmland. There is easy pedestrian access to the village's wide range of amenities including primary school, church, large and attractive village green, general store (including post office), bakery and public houses. There is easy vehicular access to the nearby towns of Abingdon (circa. 4.4 miles), Didcot with its useful mainline railway station to London (circa. 4.2 miles) and the A34 to Oxford.

Leave Abingdon via Ock Street and turn left at the mini-roundabout onto the Drayton Road. Proceed into the village of Drayton and continue straight across the mini-roundabout onto the Steventon Road. Upon entering the village of Steventon continue past the large village green on the left hand side and take the next turning on the right hand side onto the Hanney Road. Continue along the Hanney Road and take the third turning on the right directly after the pedestrian crossing onto Barnett Road. Proceed for some way before turning left onto Joyce Way, where the property is found some way down on the right hand side, fronting open farmland.





Key Features

- Inviting entrance hall with high quality Amtico flooring (extending throughout the whole of the ground floor) leading to cloakroom and spacious front living room with large double-glazed bay window with fitted shutters providing attractive open countryside views
- Separate dining room with double-glazed floor to ceiling windows and French doors to gardens and well-equipped kitchen/breakfast room offering a stylish selection of floor and wall units complemented by several built-in electrical appliances, breakfast bar and walk-in storage/larder cupboard complemented by separate utility room
- Wonderful first floor master bedroom providing stunning open countryside views, built-in wardrobe cupboards and en-suite shower room
- Two further double bedrooms complemented by family bathroom with contemporary white suite.
- PVC double-glazed windows, mains gas radiator central heating (combined with pressurised water system) and the remainder of the original builder's guarantee
- Front gardens providing hard-standing parking facilities for several vehicles which also extend to the side of the property leading to garage with light and power
- Larger than average south-facing rear gardens featuring large sun terrace/patio and extensive lawn area - the whole enclosed by fencing

Council Tax band: E Tenure: Freehold EPC: B











Joyce Way, OX13

Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft

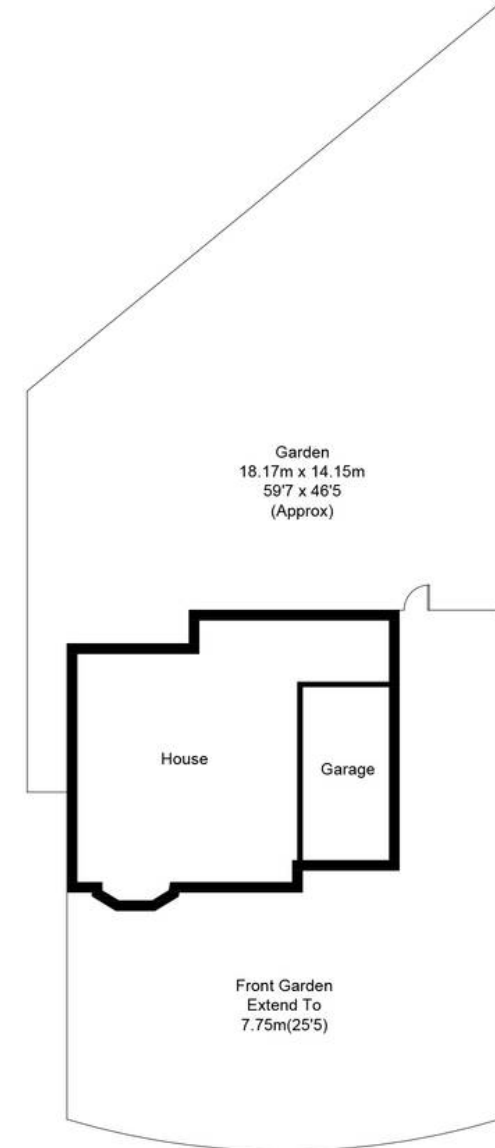
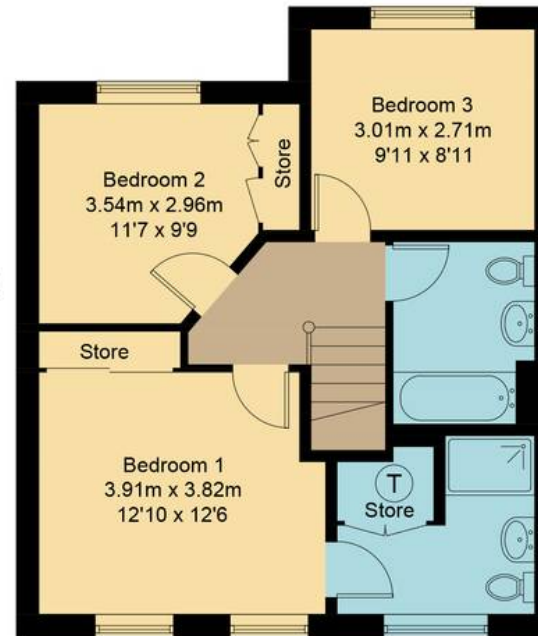
Garage = 13.6 sq m / 146 sq ft

Total = 117.1 sq m / 1260 sq ft

External Area = 307.6 sq m / 3311 sq ft



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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