



7 Beech Close, Wootton OX13 6DQ

7 Beech Close

Superb, substantial and immaculate four bedroom detached family residence benefitting from double garage and attractive mature west facing rear gardens, well located in a quiet end of cul-de sac location within this sought after and well serviced Oxfordshire village.

7 Beech Close is situated in a delightful end of cul-de-sac location fronting an attractive green whilst forming part of this small, select development. The property is within walking distance of a wide range of amenities including the village primary school, general stores, post office, public house and church. It is a 3 minute walk to bus stops with easy access to Abingdon town (circa. 3 miles) and Oxford city centre which offers a wide range of amenities (circa. 6 miles).

Leave Abingdon using the Wootton Road and proceed for 2 miles. On entering Wootton turn left onto Besselsleigh Road. Take the next turning on the right hand side onto Manor Road. On entering Beech Close keep left where the property is found a short way down on the left hand side.





Key Features

- Spacious, welcoming, central entrance hall with cloakroom off leading to large impressive living room with attractive open central fireplace
- Double doors open into a separate dining room with sliding doors opening onto paved terrace
- Versatile additional reception room to the front aspect, which could be a generous study, playroom or snug
- Large double glazed conservatory with vaulted ceiling benefitting from two sets of doors and attractive views over the rear gardens
- Four generously proportioned double bedrooms (three benefitting from built in wardrobe cupboards) arranged around a large landing, the impressive master suite with spacious en-suite shower room.
- Large four piece family bathroom with white suite including bath and separate shower cubicle
- Front gardens providing hard standing parking facilities for several vehicles leading to detached double garage with two up and over doors
- Wonderfully mature west facing rear gardens featuring two patios and extensive lawn, the whole enclosed by trees, shrubbery and fencing, offering excellent degrees of privacy
- Striking, light, family kitchen/breakfast room offering a good selection of floor & wall integrated appliances and ample room for dining, complimented by separate good size utility room.



Council Tax band: G Tenure: Freehold EPC: D









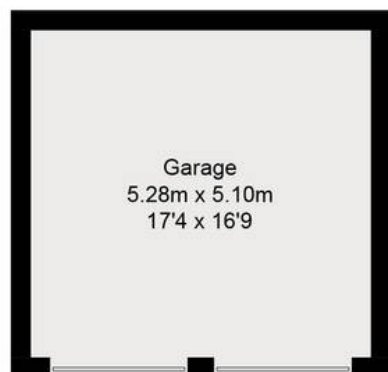


Beech Close, OX13

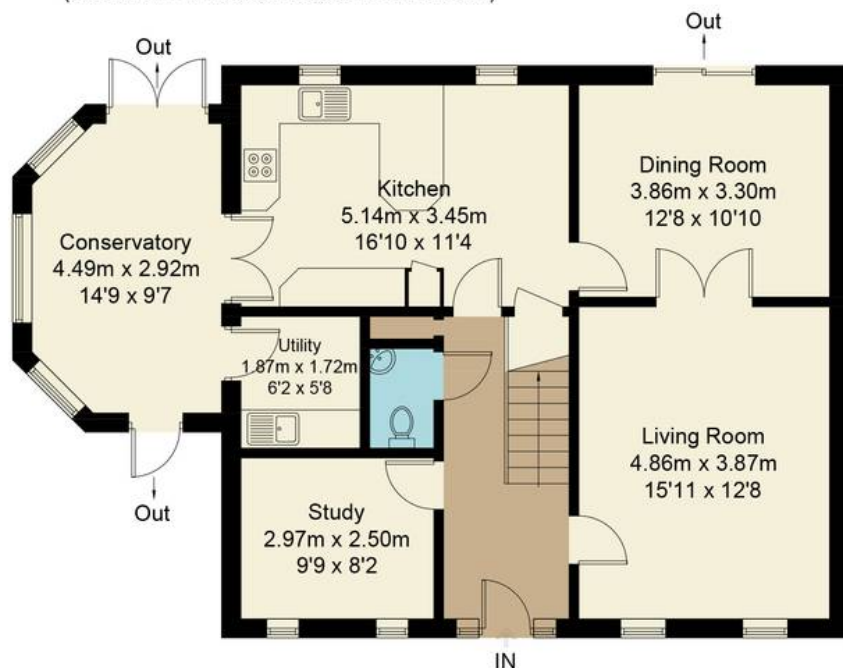
Approximate Gross Internal Area = 166.3 sq m / 1790 sq ft

Garage = 27.7 sq m / 298 sq ft.

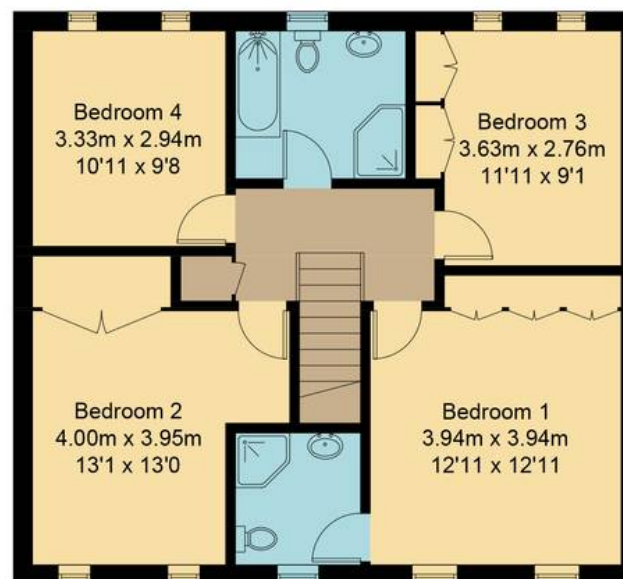
Total = 194.0 sq m / 2088 sq ft



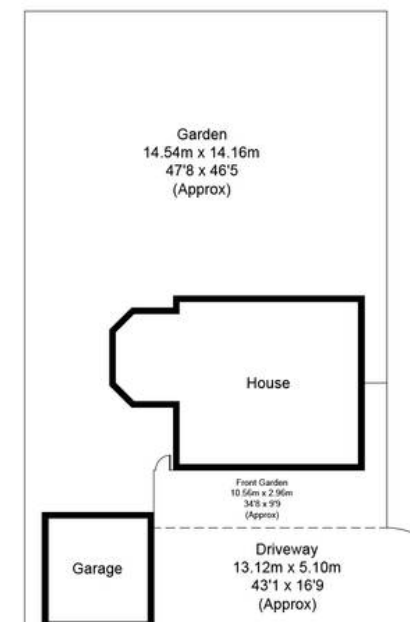
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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