



Walker Lane, Southmoor

Breckon & Breckon
EST. 1847

17 Walker Lane

Southmoor OX13 5NH

Presented in pristine order throughout this impressive, family home enjoys a prime spot in the desirable village of Southmoor. Positioned at the end of a quiet, no-through road with open green areas and mature trees, an appointment to view this beautifully presented home will not disappoint. The welcoming, light and airy entrance hall sets the scene for the fabulous ground floor accommodation that follows. Natural light floods through doors to the garden and fills the contemporary open plan kitchen/dining room is the hub of the house and is fitted with an extensive range of units, hot tap, wine cooler, and integrated appliances. A wonderful family/entertaining space with lovely outlook across the garden. The superb, dual aspect sitting room with doors to the garden is centred around a feature fireplace and provides ample room for the whole family to relax. A further reception room, utility, and cloakroom complete the fabulous ground floor picture.

Affording a high degree of privacy the truly delightful gardens have been designed with seating areas to follow the sun, ideal for alfresco dining/entertaining. A wonderful, safe space for children and pets alike.

Guide Price: £735,000

 4

 3

 2



South Facing







Council Tax:
Band F - £3,382

Parking
Double Garage &
Driveway

Local Authority
Vale of White Horse
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(102+)	A		93
(91-101)	B	85	
(79-90)	C		
(59-78)	D		
(39-58)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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“Agent's comment”

An absolutely stunning property occupying a sought-after position in a highly sought after location. The new buyer could move into this home and not have any DIY for a few years to come. A remarkable home that offers the perfect balance of space, quality and comfort; a viewing is highly recommended.

Kingston Bagpuize with Southmoor is located within easy reach of Oxford and Swindon. The village is well-served with good local amenities including a highly regarded primary school and Co-op.



17 Walker Lane

Approximate Gross Internal Area = 185.9 sq m / 2001 sq ft
(Including Garage)

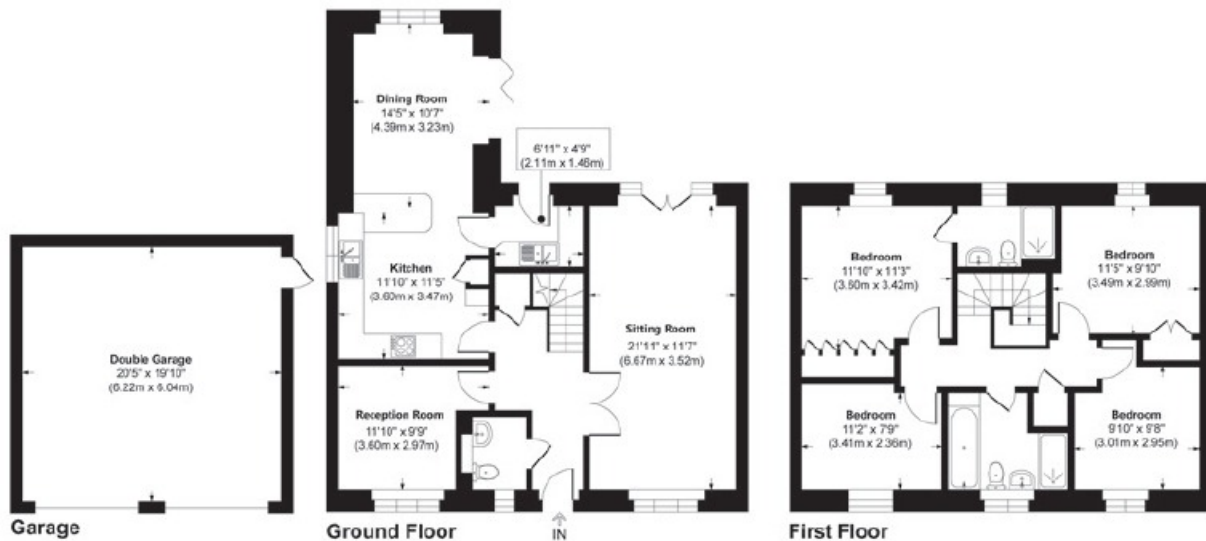


Illustration for identification purpose only, measurements approximate, and not to scale.



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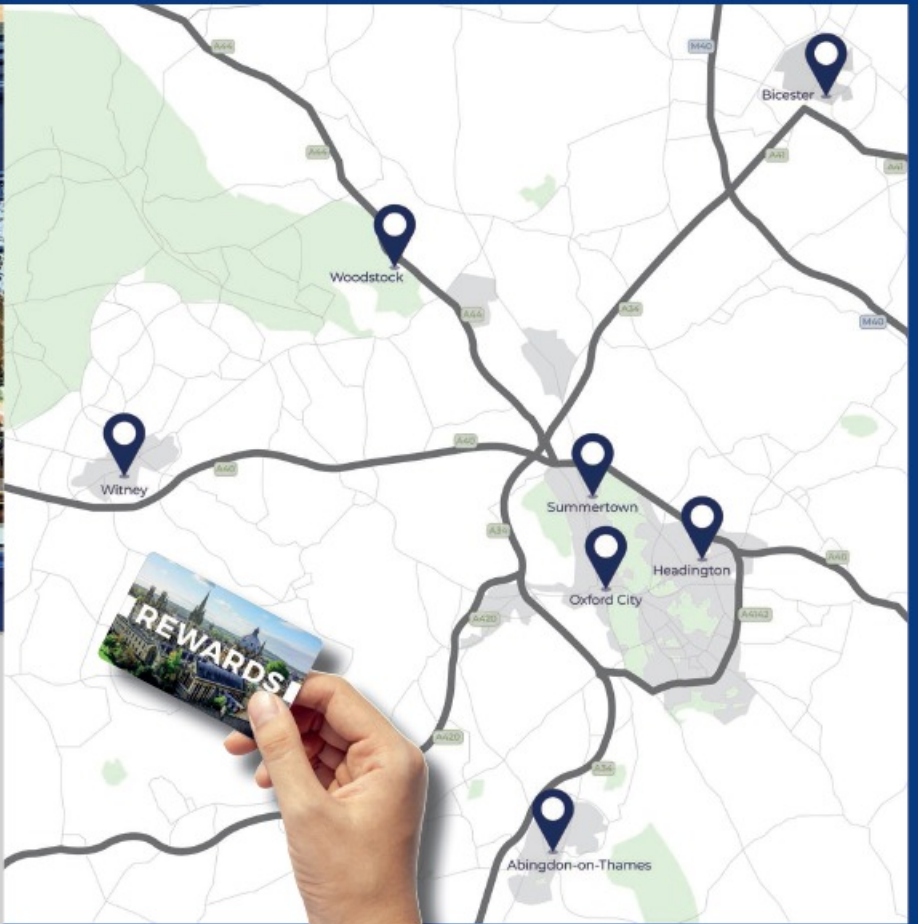
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