



Fox Side Sandy Lane, Southmoor OX13 5HX



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Fox Side

Substantial 2000 sq ft five bedroom detached chalet style family home offering very flexible accommodation over two floors, situated in a delightful non estate village within the heart of this very popular village close to many amenities, complimented by attractive gardens.

Well-situated in a pleasant non-estate location within the heart of the village the property is within walking distance of the village's many amenities which include general store, post office, church, primary school and public houses. There is an excellent bus service to Abingdon, Witney and the city of Oxford. Southmoor is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles), Witney (circa. 9 miles) and Oxford city (circa. 9 miles). The nearby A420 provides easy access to the M4 at junction 13 to Newbury.

Leave Abingdon town centre using the A415 and proceed through the village of Marcham. At the junction with the traffic lights turn right and then immediately left, again on the A415. On entering the village of Kingston Bagpuize turn left at the mini-roundabout signposted Southmoor. Proceed for approximately half a mile before turning left onto Sandy Lane, where the property is found some way down on the left hand side.





Key Features

- Entrance hall leading to inner hall and spacious ground floor double bedroom with en-suite shower room, two further spacious ground floor bedrooms (both with fitted wardrobe cupboards) complemented by ground floor bathroom
- Spacious separate dining room with doors leading to large sitting room with attractive central fireplace, study and large double glazed conservatory providing panoramic views over the southerly facing rear gardens
- Well equipped kitchen/breakfast room complemented by spacious separate utility room with cloakroom off and garden room
- Solid Ash wood staircase rising to part galleried landing and two spacious first floor bedrooms complemented by further first floor bathroom
- Double glazed windows, mains gas radiator central heating (recently replaced efficient condensing gas boiler)
- Outside are attractive gardens featuring gravel parking facilities for many vehicles including hard standing area for something larger such as a boat or motor home etc leading to garage
- To the rear are attractive southerly facing gardens incorporating large patio/sun terrace and extensive lawn - the whole enclosed by trees, shrubbery and fencing, affording good degrees of privacy



Council Tax band: E Tenure: Freehold EPC D





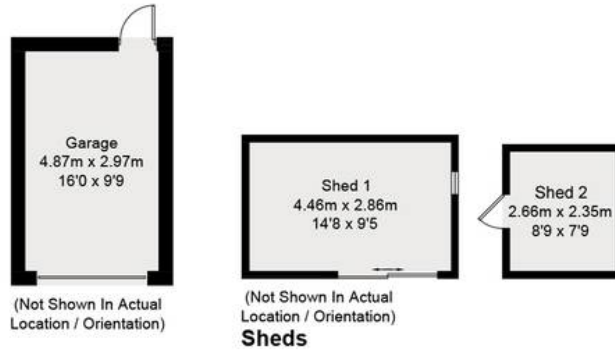




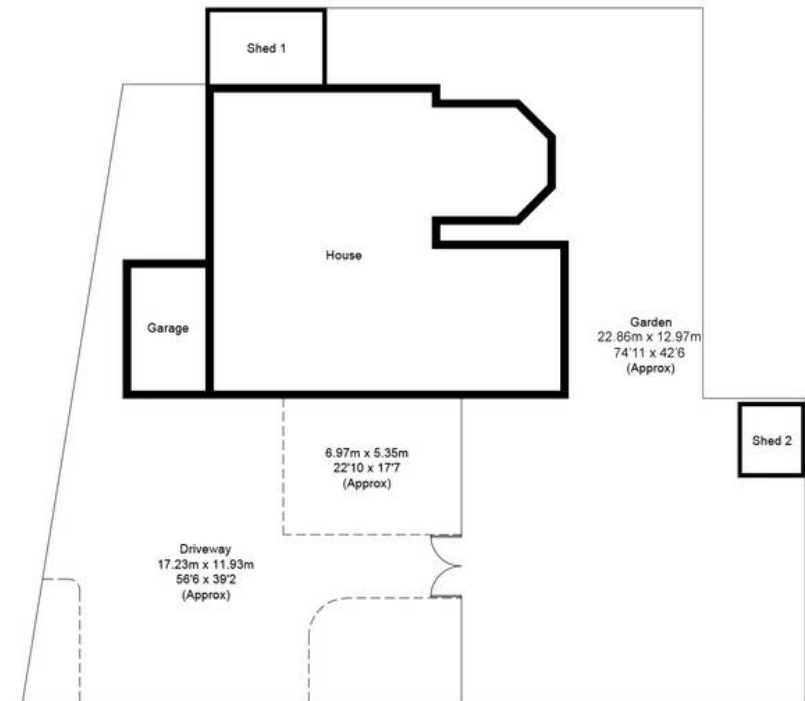
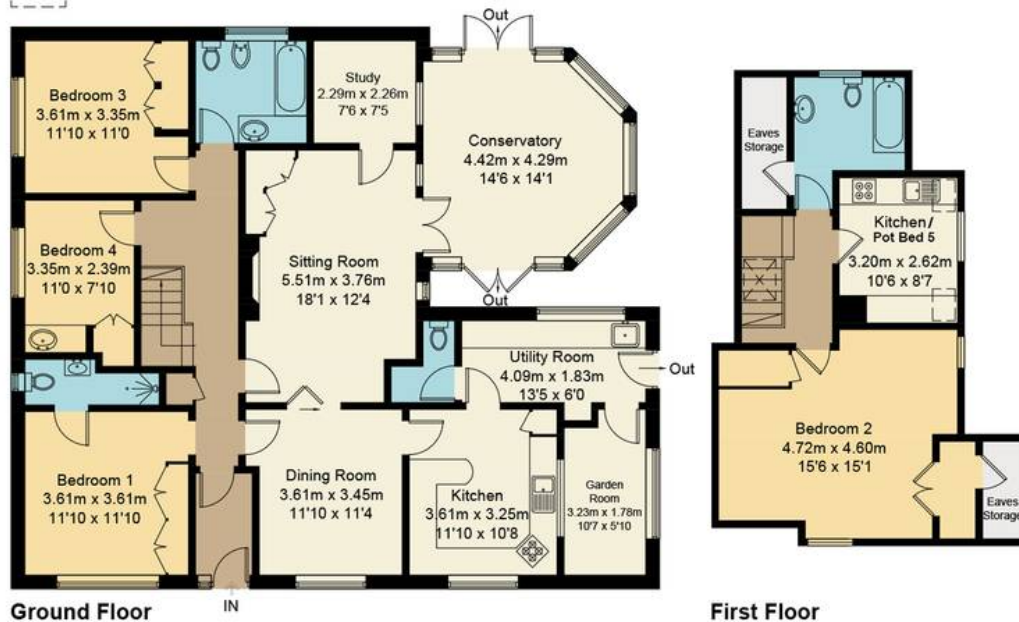


Sandy Lane, Southmoor, OX13

Approximate Gross Internal Area (Excluding Eaves Storage) = 192.4 sq m / 2071 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Sheds = 18.9 sq m / 203 sq ft



= Reduced headroom below 1.5m / 5'0



Floor plan produced in accordance with RICS Property Measurement Standards.
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