



16 Acacia Gardens, Southmoor OX13 5DE

16 Acacia Gardens

Large corner plot gardens feature with this three-bedroom semi-detached family home offering very flexible layout over two floors – sold with no ongoing chain.

Location

Well-situated in the heart of this very popular village, the property is within walking distance of the village's many amenities which include three general stores, post office, church, primary school and public house. There is an excellent bus service to Abingdon, Witney, Faringdon, Swindon 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 15 to Swindon.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Council Tax Band: D

Tenure: Freehold

EPC: D





Key Features

- Inviting entrance hall leading to ground floor cloakroom and very flexible ground floor bedroom/alternative reception room/sudy
- Delightful separate living room/dining room with floor to ceiling double glazed windows and sliding doors overlooking the large mature rear gardens
- Kitchen leading to double glazed side porch
- Large first floor main double bedroom with a good selection of built-in wardrobe cupboards
- Second first floor double bedroom and separate family shower room with white suite
- PVC double glazed windows, mains gas radiator central heating (recently replaced efficient condensing gas boiler) and the property would be sold with no ongoing chain
- Front gardens providing hard standing parking facilities leading to garage
- Large, mature corner plot gardens featuring patio and extensive lawn complemented by well stocked flower and shrub borders and greenhouse – the whole enclosed by trees, shrubbery and fencing
- Excellent potential to substantially extend the property to both the rear and side
- The property is sold with no ongoing chain











BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON

Hodsons
...your move, our passion



Introducing the Hodsons team...
...trust in our experience!



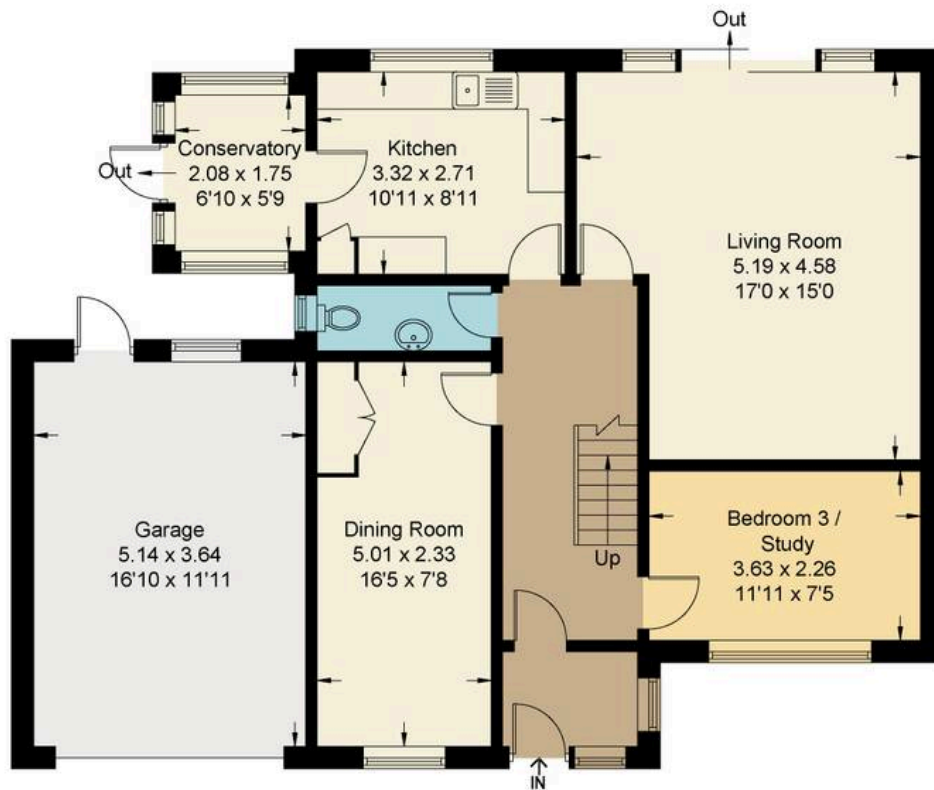
Acacia Gardens, OX13

Approximate Gross Internal Area = 112.10 sq m / 1207 sq ft

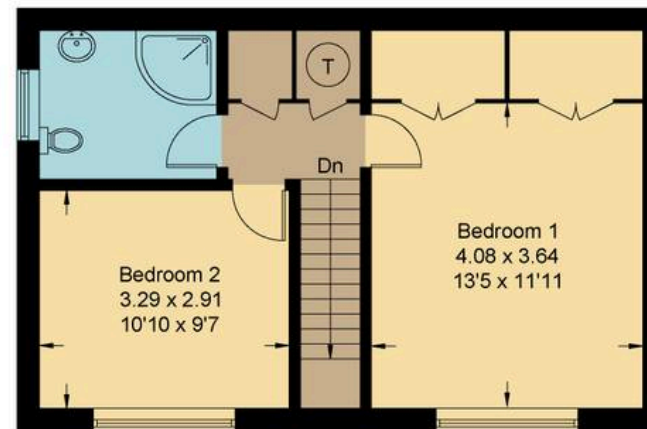
Garage = 18.70 sq m / 201 sq ft

Total = 130.80 sq m / 1408 sq ft

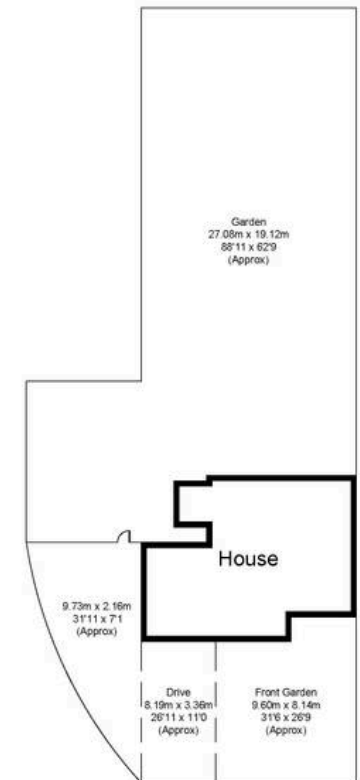
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
Not to scale, for illustration and layout purposes only.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited



Hodsons
...your move, our passion
Sales | Lettings

5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL

T: 01235 553686

E: abingdon@hodsons.co.uk

www.hodsons.co.uk