



26 Manor Road, Wootton OX13 6DG

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Sales | Lettings

26 Manor Road

Larger design of modern four double bedroom detached family home offering presented accommodation throughout, close to many amenities complemented by partly walled gardens sold with no ongoing chain.

26 Manor Road 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).

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 3

Council Tax Band: G

Tenure: Freehold

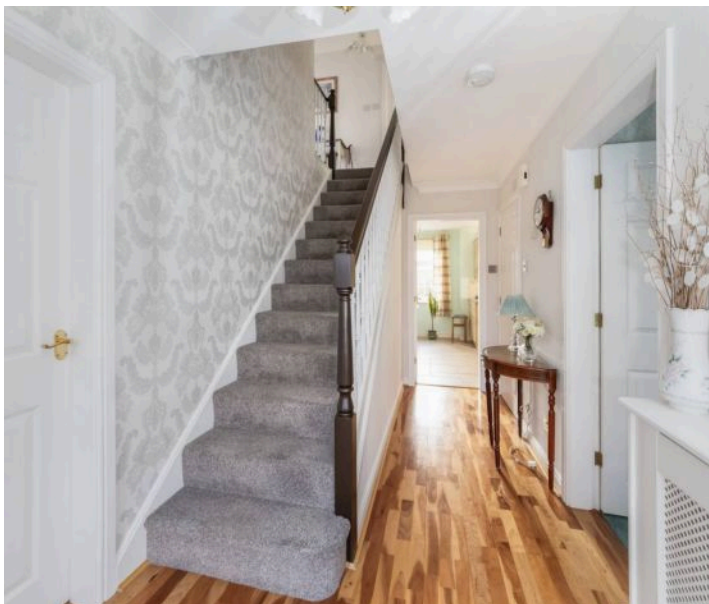
EPC: D





Key Features

- Inviting entrance hall leading to cloakroom
- Separate study, impressive 20' living room with attractive fireplace and double doors to separate dining room leading to delightful conservatory providing attractive views over the gardens
- Well equipped and very spacious kitchen/breakfast room complemented by separate utility room
- Delightful first floor landing leading to large master bedroom with built-in wardrobe cupboards and en-suite shower room
- Three further double bedrooms (two with built-in wardrobe cupboards) complemented by four piece family bathroom including bath and separate shower cubicle
- Features include mains gas radiator central heating, double glazed windows and the property is sold with no ongoing chain
- Driveway parking for several vehicles leading to large attached double garage with eaves storage over and light and power
- Enclosed front gardens and to the rear are attractive southerly facing rear gardens incorporating extensive patio and lawn, surrounded by mature flower and shrub borders - the whole enclosed by fencing











BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON

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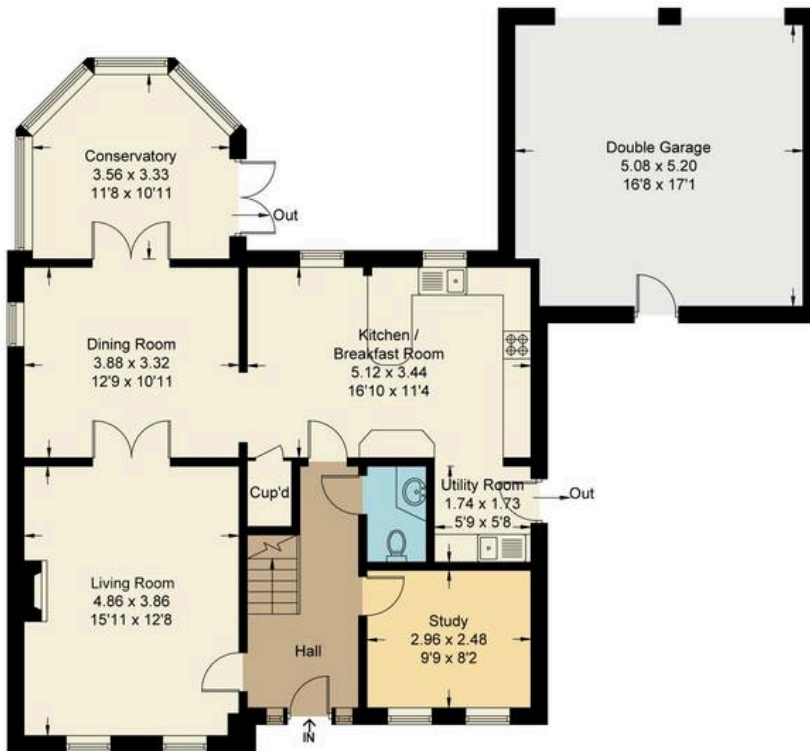
Manor Road, OX13

Approximate Gross Internal Area = 160.50 sq m / 1728 sq ft

Garage = 26.0 sq m / 280 sq ft

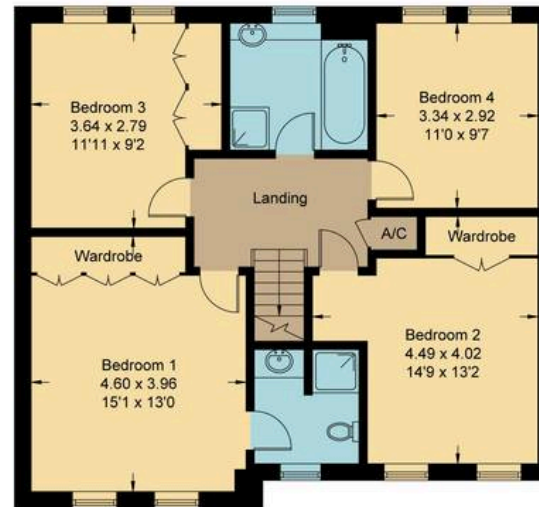
Total = 186.50 sq m / 2008 sq ft

For identification only - Not to scale

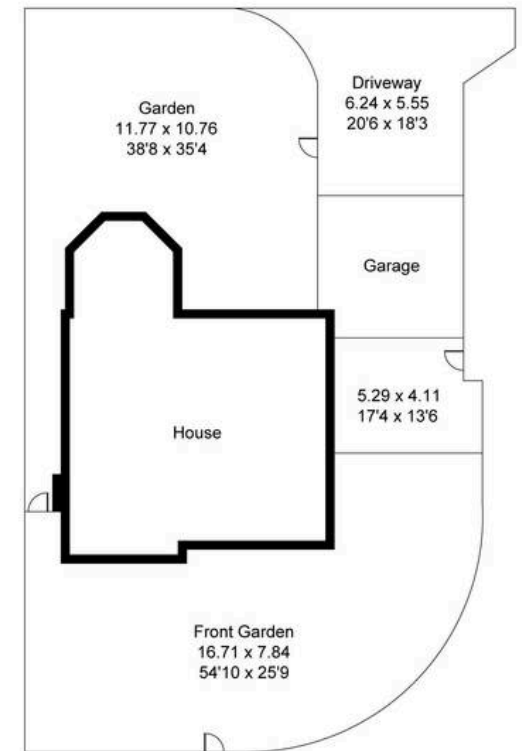


Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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First Floor



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