



1 Little London Faringdon Road, Southmoor

In Excess of £500,000

Waymark

# 1 Little London Faringdon Road

Southmoor, Abingdon

*NO ONWARD CHAIN* This charming three bedroom detached bungalow is one of only two properties set along a lane, offering both privacy and convenience. Set within an impressive 0.18-acre plot, the property offers a wonderfully tranquil lifestyle while also presenting exciting potential for future development.

The accommodation briefly comprises a welcoming entrance hall, a light-filled living room with a serene outlook, and a generously proportioned dual-aspect kitchen/dining room opening directly onto the rear garden. There are three well-appointed double bedrooms, two benefitting from built-in wardrobes, with the second bedroom enjoying a particularly pleasant outlook. These are served by a four-piece family bathroom and the added convenience of a separate shower room.

Externally, the property features a rear garden laid entirely to patio, offering a low-maintenance outdoor space with a personal door into the garage and side pedestrian access leading to the driveway. The garage is fitted with power, lighting, and an electric door for added practicality. To the opposite side of the bungalow lies a generous lawned area, which provides excellent potential for additional driveway parking if required, or scope for extension (subject to the necessary planning permissions).



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Truly enhancing the uniqueness and appeal of this wonderful bungalow is the additional plot to the front, extending to approximately 0.18 of an acre.

The grounds feature a beautifully manicured front garden, dotted with mature trees, which then open onto further land enjoying far-reaching views. This extra space not only adds to the charm and privacy of the property but also provides exciting potential for future use (subject to any necessary planning consents).

Furthermore, the property is ideally situated in the ever-desirable village of Southmoor, benefitting from regular bus routes, easy access to local shops and pubs, while the surrounding countryside offers a wealth of scenic walking and cycling opportunities, perfect for those who enjoy an active outdoor lifestyle.

Material Information: The property is freehold, connected to mains water, drainage and electricity. The property is heated via an oil fired boiler and there is uPVC double glazing throughout.



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The village of Southmoor has a number of shops including a post office and cafe as well as a village hall, tennis club and bowls club. This expanding village is definitely worth considering especially with its nearby access to the A420 that runs from Oxford to Swindon making commuting an easy option. The area offers an excellent village pub with many people visiting from neighbouring towns just for the food on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







## Ground Floor

Approx. 107.0 sq. metres (1152.0 sq. feet)



Total area: approx. 107.0 sq. metres (1152.0 sq. feet)

## Waymark Wantage

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