



2 Berrymere Road, Wootton OX13 6DT



## 2 Berrymere Road

---

A rare opportunity to acquire a substantially extended detached bungalow, extremely well located in this highly sought after village, sitting on a 0.18 acre plot, prime for further development to create a stunning family residence. With 1192 sq ft of living accommodation complemented by south facing gardens in excess of 100'. Offered to the market with the security of no onward chain and immediate vacant possession

Berrymere Road is a desirable location comprising of mainly substantial detached bungalows and two storey 'chalet style' family homes with large gardens, providing a very pleasant overall setting. There is easy pedestrian access to the village's many amenities including general stores, post office, florist, primary school and church. Useful distances include Abingdon town centre (circa. 3 m

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Council Tax band: D

Tenure: Freehold

EPC: D







## Key Features

---

- Large entrance hall with doors to all principal rooms
- Two spacious double bedrooms, bedroom one being of particular note with an attractive bay window to the front aspect and bedroom two benefiting from built-in storage
- 24' open plan double aspect reception room complete with bay window to the front aspect and feature fireplace with sliding doors into a further reception room
- Highly versatile double aspect reception room with door opening out onto the south facing rear gardens, this room would be ideal as a dining room adjacent to the kitchen
- To the rear aspect is a 15' 11" fitted kitchen with large window overlooking the gardens
- Most generous family bathroom, currently a shower room but with ample space to create a stunning four piece family bathroom
- Externally the property benefits from a generous 35' mature front garden, ample driveway parking for multiple vehicles with the driveway stretching in excess of 75'
- Mature, south facing rear garden in excess of 101' in length





# Berrymere Road, OX13

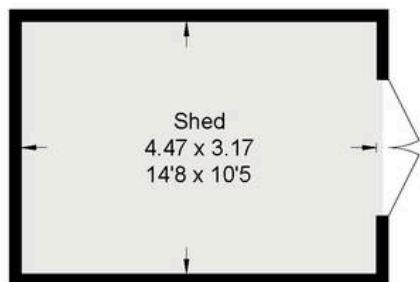
Approximate Gross Internal Area = 110.70 sq m / 1192 sq ft

Shed = 14.20 sq m / 153 sq ft

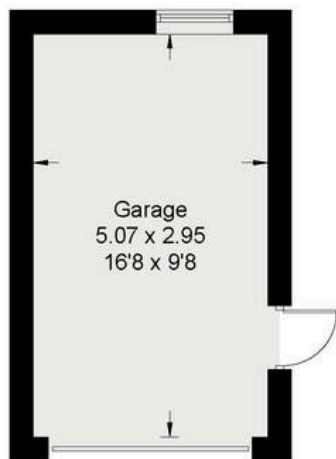
Garage = 15.0 sq m / 161 sq ft

Total = 139.90 sq m / 1506 sq ft

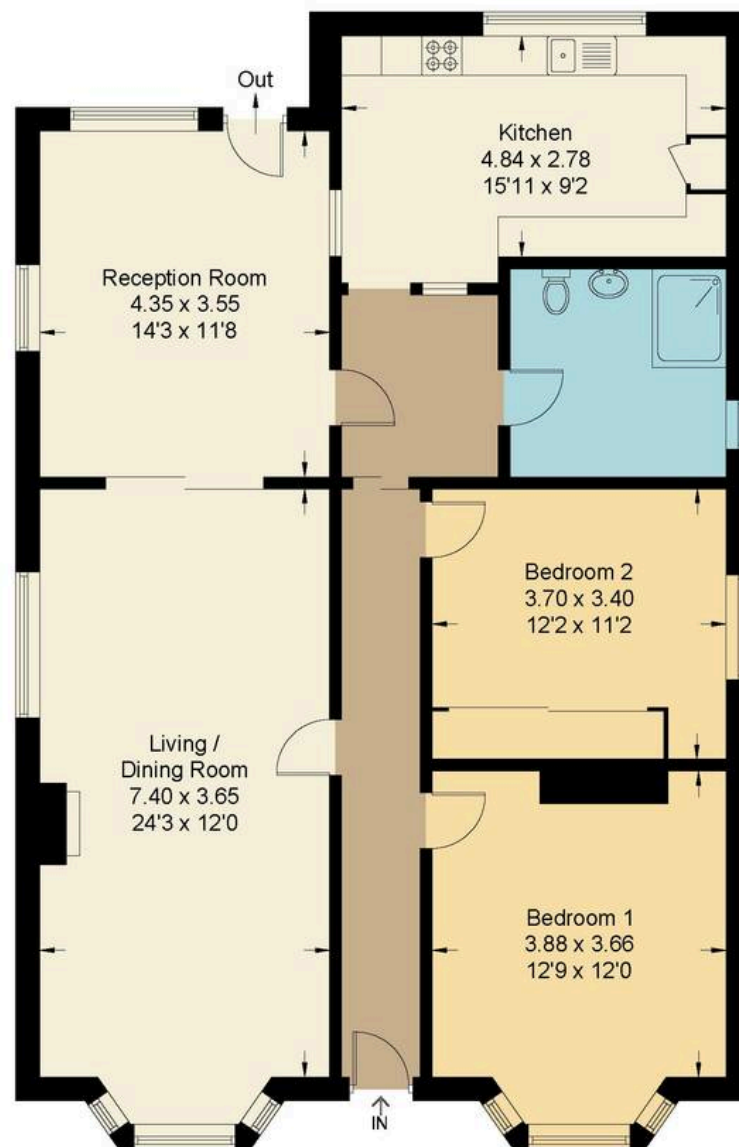
For identification only - Not to scale



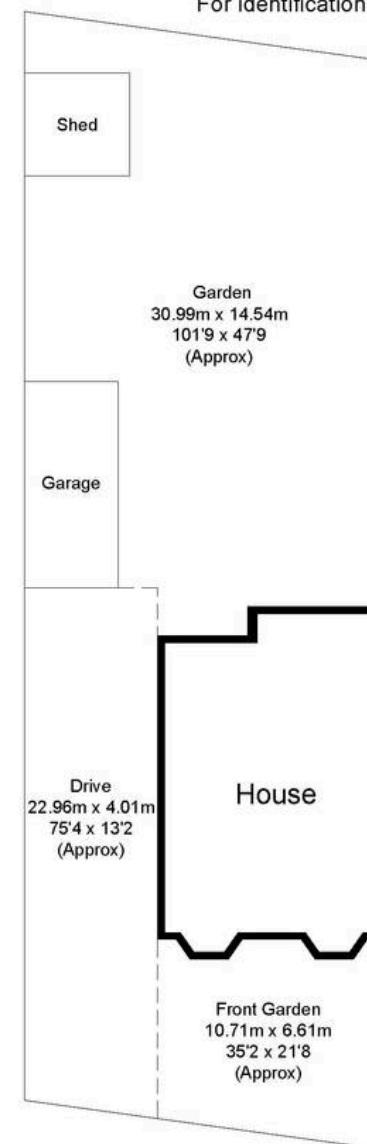
(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



Ground Floor



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](http://www.hodsons.co.uk)