



17 Robinson Road, Wootton OX1 5LE



## 17 Robinson Road

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A generously proportioned three-bedroom two-bathroom family home complete with a single garage and driveway parking.

17 Robinson Road is well-situated towards the edge of this small, select village development and offers easy access to the nearby village of Wootton's amenities which include general stores, post office, florist, primary school and church. Useful distances include Abingdon town centre (circa. 4 miles) and Oxford city centre (circa. 5 miles).

Bedrooms: 3

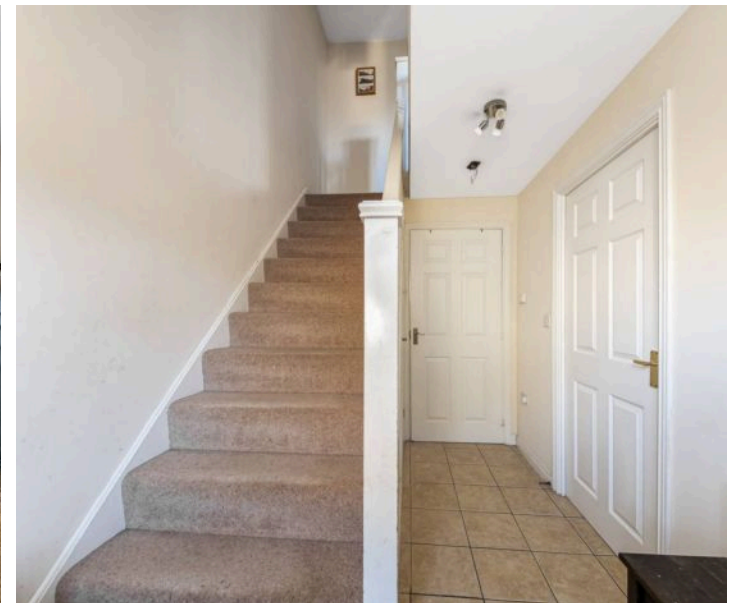
Bathrooms: 2

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: C







## Key Features

- Generous entrance hall with stairs rising to the first floor, under stairs storage and door leading to ground floor WC
- Open plan, L- shape kitchen dining/family room featuring an extensive fitted kitchen with space and plumbing for washing machine and full size dishwasher as well as an Aga
- Open plan dining and informal living space with a window overlooking the garden and double doors opening into a pleasant conservatory
- To the first floor is a wonderfully light living room with two windows to the front aspect. There is also a bedroom serviced by a family bathroom with white suite
- Stairs rise to the second floor which leads to two well proportioned double bedrooms, bedroom one being of particular note, benefiting from generous built in storage and fully tiled shower en-suite
- Externally the property benefits from driveway parking which in turn leads to an attached single garage with personal door leading out onto the garden
- The rear garden is predominantly laid to lawn with fenced perimeters and a paved terrace

















BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON



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# Robinson Road, OX1

Approximate Gross Internal Area = 124.60 sq m / 1341 sq ft

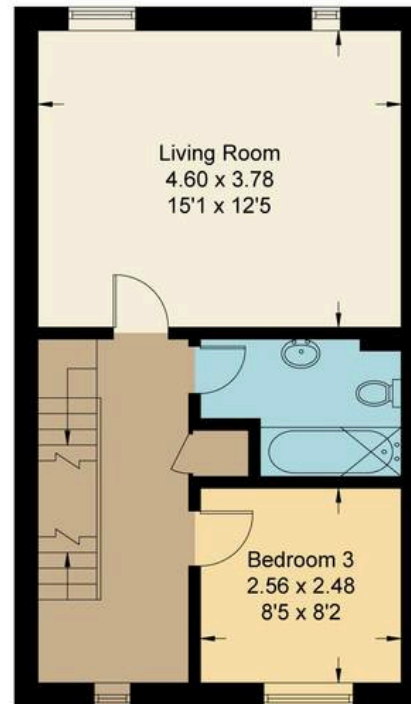
Garage = 13.60 sq m / 146 sq ft

Total = 138.20 sq m / 1487 sq ft

For identification only - Not to scale



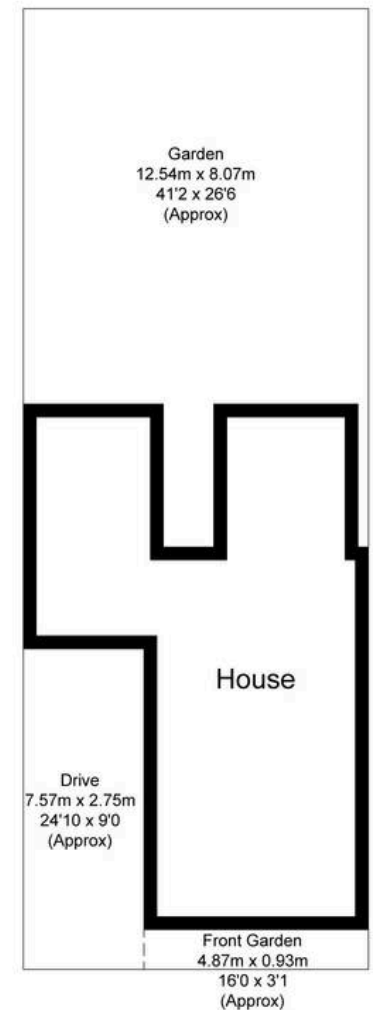
Ground Floor



First Floor



Second Floor



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