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**Sales | Lettings**

# Welcome to Pulford Way

This premium three bedroom detached residence, built in 2022 to Redrow Homes' prestigious Oxford Lifestyle design, offers an exceptional standard of modern living and benefits from the remaining NHBC warranty. Positioned in an enviable off road setting within the highly sought after Blaise Park development, the property enjoys attractive open aspects to both the front and side, enhancing its sense of space and privacy.

The accommodation extends to approximately 1,400 sq ft and is immaculately presented throughout, showcasing an extensive range of upgrades installed by both the developer and current owners. A welcoming entrance hall leads to a convenient cloakroom with Amtico flooring and a comfortable separate living room, complete with an elegant leaded light bay window. To the rear, an impressive 25ft lifestyle room forms the heart of the home, featuring a stylish fitted kitchen with integrated appliances, generous family and dining areas with Amtico flooring, and floor to ceiling windows with double doors opening onto the landscaped rear garden. A coordinating utility room provides further practicality.

The first floor is arranged to offer luxurious bedroom accommodation. The principal suite comprises a spacious double bedroom with bay window, a walk in wardrobe cupboard, and a beautifully appointed four piece en suite bathroom including a bath and large separate shower cubicle. Two additional double bedrooms each benefit from their own high specification en suite shower rooms, creating an ideal layout for families or guests.



3 Bedrooms



2 Receptions



3 Bathrooms

Council tax band F

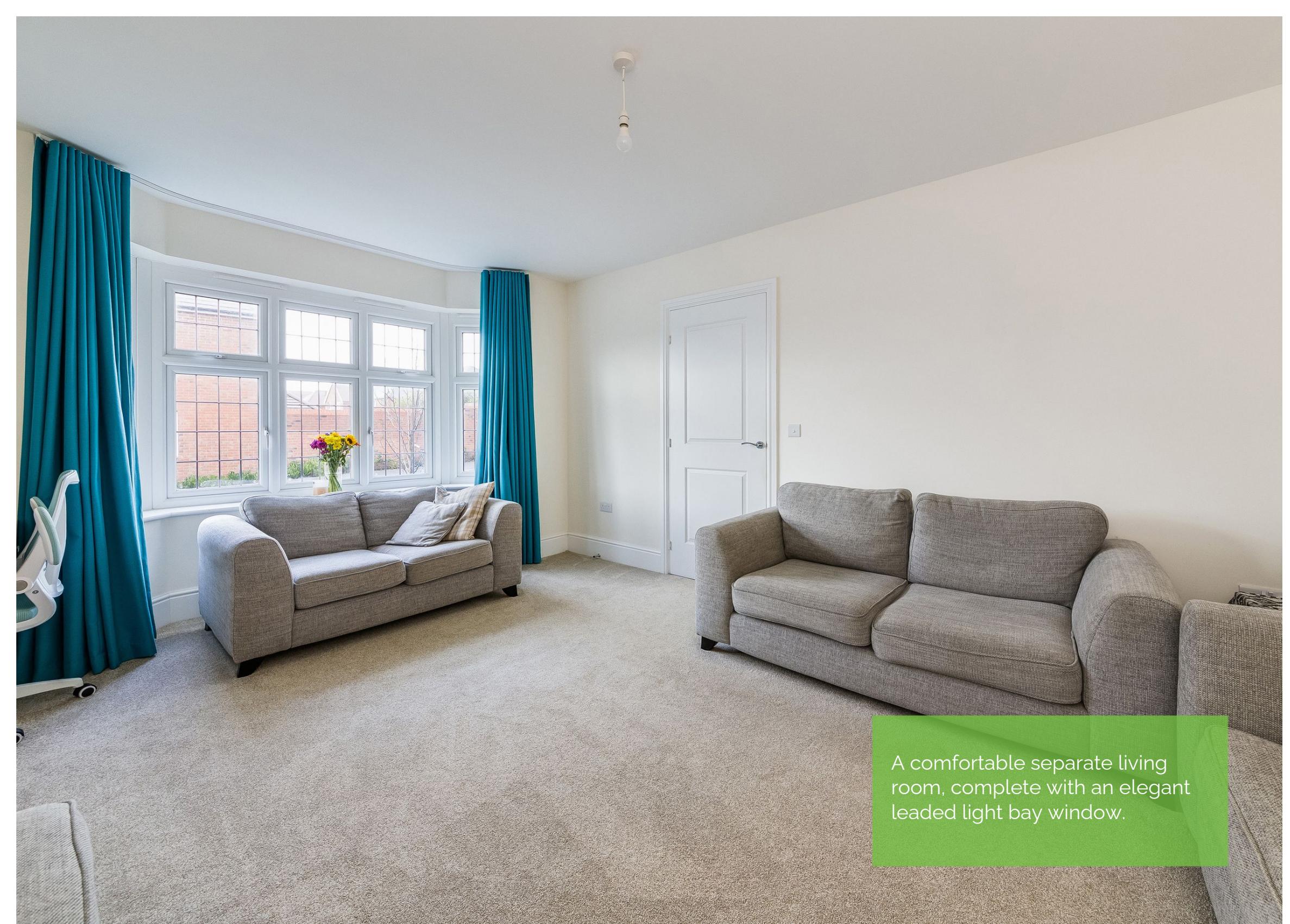
Tenure Freehold

EPC rating B



## Discover the Heart of Your Future Home

- Welcoming entrance hall and a convenient cloakroom with Amtico flooring, leading to a comfortable separate living room with an attractive leaded-light bay window.
- Immaculately presented accommodation extending to approximately 1,400 sq ft, featuring an extensive range of developer and vendor-installed upgrades.
- Impressive 25ft lifestyle room incorporating a stylish fitted kitchen with a comprehensive range of floor and wall units and integrated appliances, open plan to versatile family and dining areas.
- Occupying an enviable off-road position with open aspects, situated within the highly sought-after Blaise Park development, enjoying open views to both the front and side.



A comfortable separate living room, complete with an elegant leaded light bay window.

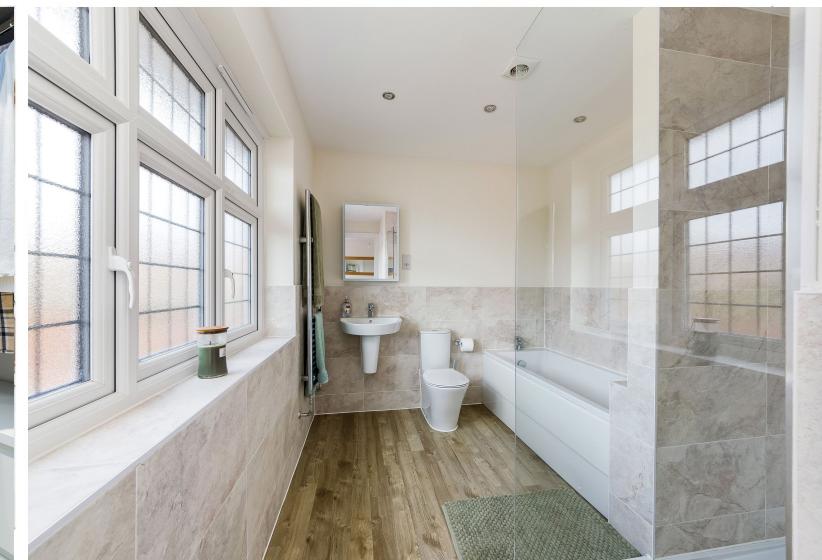


The principal suite comprises a spacious double bedroom with bay window, a walk in wardrobe cupboard, and a beautifully appointed four piece en suite.



## Every Detail Matters

- Premium three-bedroom detached residence, constructed in 2022 to Redrow Homes' Oxford Lifestyle design, benefiting from the remaining NHBC warranty.
- Luxurious first-floor principal suite comprising a spacious double bedroom with bay window, walk-in wardrobe cupboard, and a generous four-piece en-suite bathroom.
- Two additional double bedrooms, each benefiting from high-specification en-suite shower rooms.
- This outstanding, nearly new detached family home delivers a superb contemporary lifestyle within a select semi rural development and is offered for sale with no onward chain.





## Space to breathe

Externally, the property continues to impress. The front garden provides hardstanding parking for three vehicles and access to the garage, which is equipped with light and power. The generously proportioned landscaped rear garden offers excellent outdoor space, complete with a personnel door to the garage and external power points.

## Viewing Arrangements

Viewing arrangements are strictly via Hodsons Estate Agents, please call 01235 511406.



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The Property  
Ombudsman

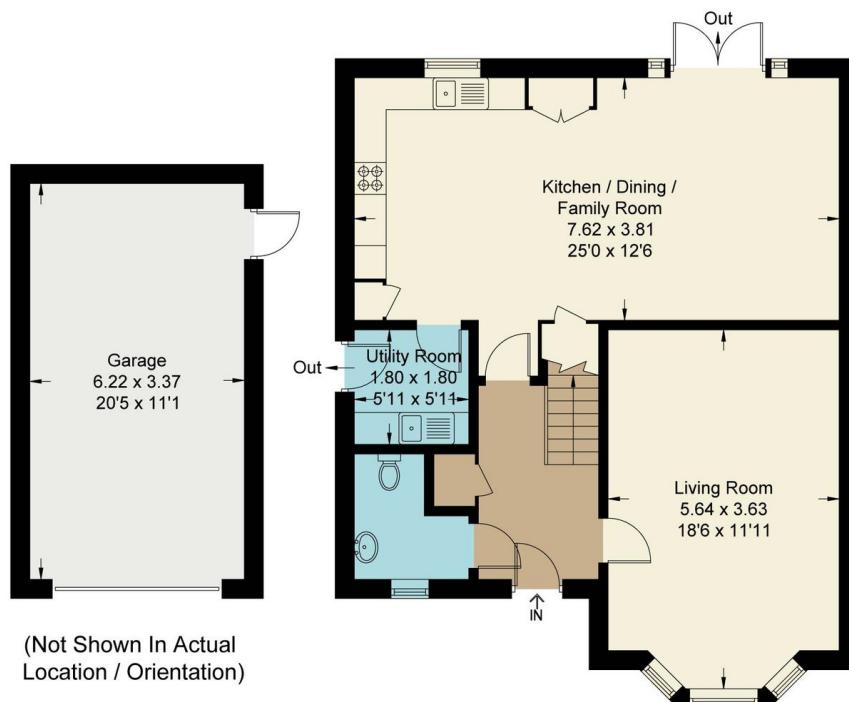
# Pulford Way, OX13

Approximate Gross Internal Area = 130.40 sq m / 1404 sq ft

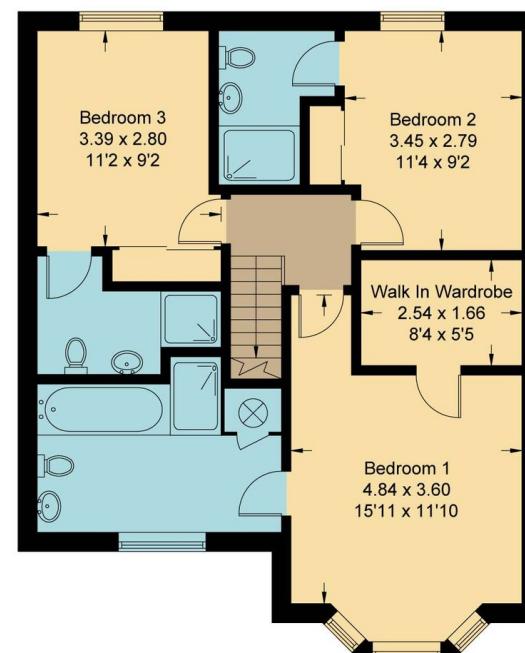
Garage = 21.0 sq m / 226 sq ft

Total = 151.40 sq m / 1630 sq ft

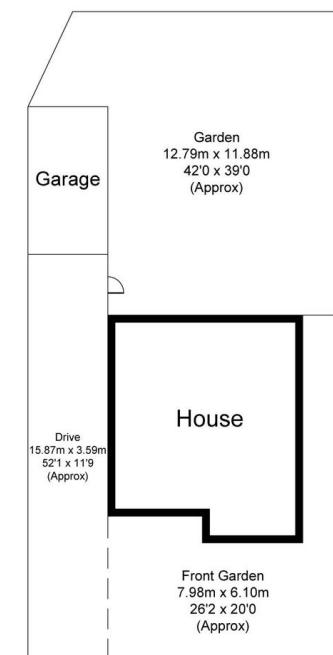
For identification only - Not to scale



Ground Floor



First Floor



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