



36 Sandleigh Road, Wootton OX13 6DP

36 Sandleigh Road

Impressive two bedroom detached bungalow offering superbly presented accommodation throughout, well situated in a delightful location within the heart of this highly sought after village.

Sandleigh 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 miles) and Oxford city centre (circa. 6 miles).

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: D

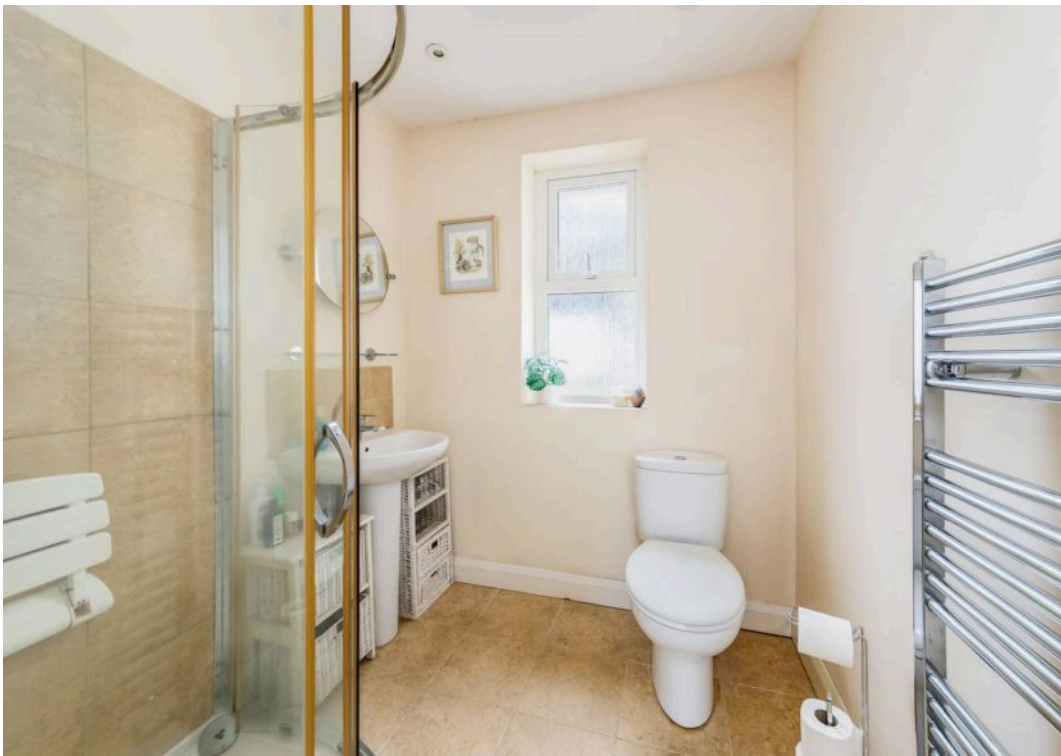
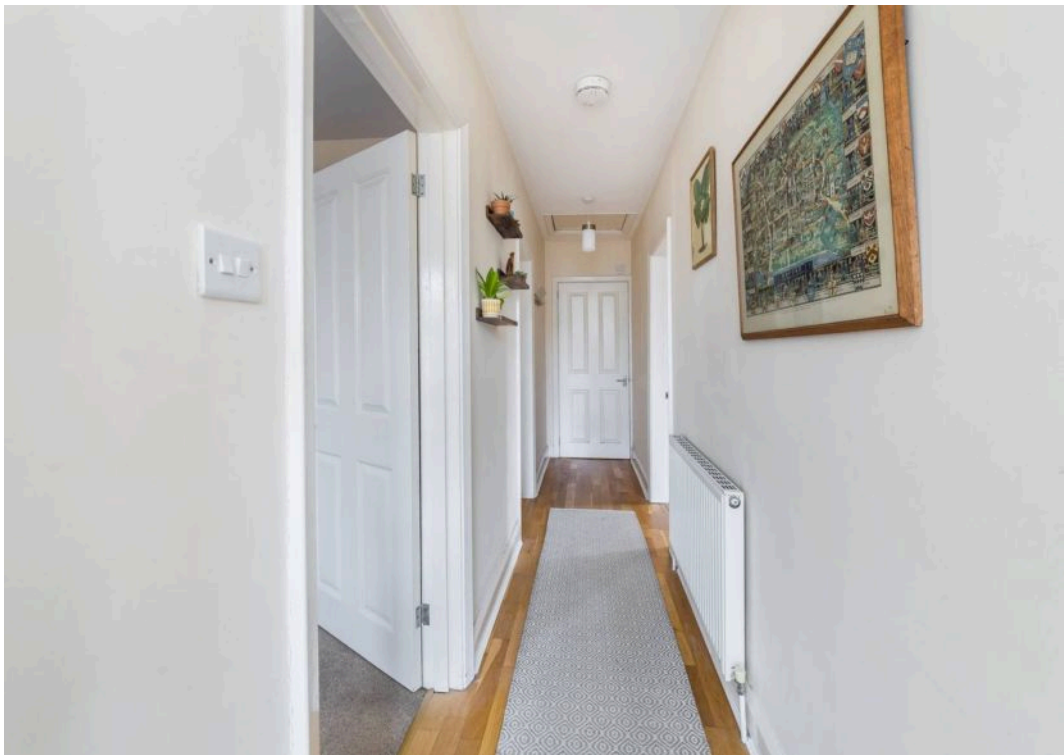




Key Features

- Entrance hall leading to two double bedrooms complemented by a separate shower room
- Very spacious partly open plan living room and bay fronted dining room
- Well equipped modern kitchen with an excellent selection of floor and wall units leading to double glazed conservatory
- Front gardens providing hard standing parking facilities for several vehicles which also extend to the side of the property leading to detached garage
- Large mature gardens extending to 149' x 46'- the whole enclosed by trees, shrubbery and fencing before leading onto the large village green
- Excellent potential to substantially extend the existing accommodation into a much larger family home with planning permission already granted









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Approximate Gross Internal Area = 80.10 sq m / 862 sq ft

Garage = 14.30 sq m / 154 sq ft

Total = 94.40 sq m / 1016 sq ft

For identification only - Not to scale



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