



**Woodlea, Faringdon Road, Southmoor, Abingdon, OX13 5AF**

**welcome to**

## **Woodlea Faringdon Road, Southmoor Abingdon**

Tucked away discreetly at the end of a private driveway, this detached property offers flexible family accommodation and boasts a substantial plot with a generously sized detached outbuilding, perfect for a multitude of uses. Woodlea boasts beautifully presented accommodation spread over two floors, taking full advantage of its generous plot size. Upon entering there is a large reception hall with solid oak floors and an impressive timber staircase ascending to the first floor. To the front of the property are two generous bedrooms, further down the hallway, you'll find a refurbished shower room with underfloor heating. Following on is an open-plan kitchen, living, and dining area. The kitchen boasts a Wren integral kitchen with built in appliances, while the double-aspect living area offers a relaxing space overlooking the gardens. Ample room for dining and perfect for entertaining, with patio doors that open out to the rear garden. A conveniently located utility room complements the kitchen perfectly.

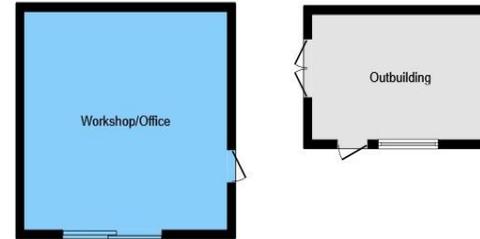




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Porch**

**Entrance Hall**

**Downstairs Shower Room**

**Lounge**

12' 10" x 22' 8" ( 3.91m x 6.91m )

**Dining Room**

10' 5" x 12' 5" ( 3.17m x 3.78m )

**Kitchen/Dining Room**

26' 6" x 11' 5" ( 8.08m x 3.48m )

**Utility Room**

8' 8" x 11' 5" ( 2.64m x 3.48m )

**Bedroom Three**

11' 6" x 11' 5" ( 3.51m x 3.48m )

**Bedroom Four**

8' 2" x 8' 11" ( 2.49m x 2.72m )

**Landing/Dressing Room**

**Bedroom One**

12' 8" x 12' 3" ( 3.86m x 3.73m )

**Bedroom Two**

11' 4" x 11' 5" ( 3.45m x 3.48m )

**Bathroom**

**Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Woodlea Faringdon Road, Southmoor Abingdon

### • **Unexpectedly Re-available**

- Detached Property
- Open-Plan Kitchen, Living, and Dining Area
- Additional Sitting Room
- Four Bedroom
- Two Bathrooms
- Detached Outbuilding
- Private Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in the region of

**£692,500**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/ABI108366](https://allenandharris.co.uk/Property/ABI108366)



Property Ref:  
ABI108366 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01235 553777**



[abingdon@allenandharris.co.uk](mailto:abingdon@allenandharris.co.uk)



1 High Street, ABINGDON, Oxfordshire, OX14 5BD



[allenandharris.co.uk](https://allenandharris.co.uk)