



Oliver
James



Lime Grove,
Southmoor,
Nr Abingdon, OX13 5DN
£475,000

Description

A stylishly presented family home in this small village cul-de-sac, remodelled by the current owner with a contemporary finish to the décor and flooring.

The property offers a very welcoming reception hall, double aspect sitting room with sliding doors accessing the rear garden, cloakroom and refitted kitchen which is open plan to the dining area. This kitchen offers excellent storage with Verona Quartzite worksurfaces, inter grated dishwasher and access to the separate utility room. There is also a window and french doors serving the rear garden from the kitchen/dining room.

On the first floor there are four bedrooms, two with built-wardrobes and a refitted bathroom plus en-suite shower room to the main bedroom. Central heating is gas to radiators and the property is double glazed.

Outside is a detached double garage, extra driveway parking and additional hard standing for parking a car. The rear garden is enclosed by fencing and screened at one end by mature trees with a central area of lawn flanked either end by two large patios, linked by a pathway. A precedent has been set in the road to extend the existing accommodation and this would suit the property if desired.





Directions

Leave Abingdon via Ock street and onto the A415 through the village of Marcham and follow the signs to Kingston Bagpuize along the A415. At mini-roundabout turn left onto Faringdon Road, signposted Southmoor, drive 1/4 of a mile and take the next turning on the right into Draycott Road, just after the CO-OP and first left into Lime Grove.

Location

Southmoor with Kingston Bagpuize is just 6 miles from the market town of Abingdon, 9 miles from Oxford, 8 miles from Faringdon, 8 miles from Witney and Swindon 20 miles. All of these towns are easily reached by regular bus services with the nearest bus stop being 150 yards from the property.

The village has a post office, hairdressers, newspaper shop, 3 convenience stores and a restaurants/pub (The Wagon and Horses) and offers convenient access to the A420 which has a direct route to the city of Oxford.

There is a pre school and children's centre, an established primary school, recreation ground and playground. Local clubs include a bowls club, tennis club, cricket and football club. Millets Farm is only a short drive with its 7 day a week opening farm shop, garden centre and tea rooms.

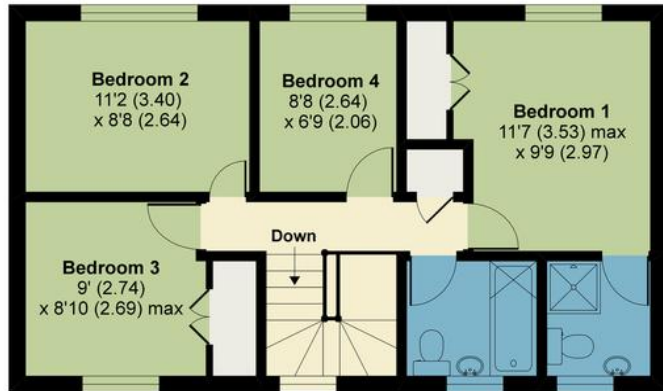
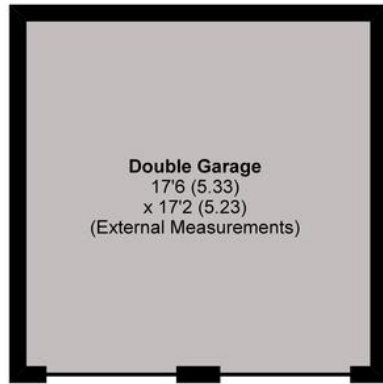
A mainline station where London (Paddington) is reachable in c.45 minutes is available at Didcot. There is also a good train service from Oxford, and London (Paddington or Marylebone), this can be reached from both Oxford and Didcot.



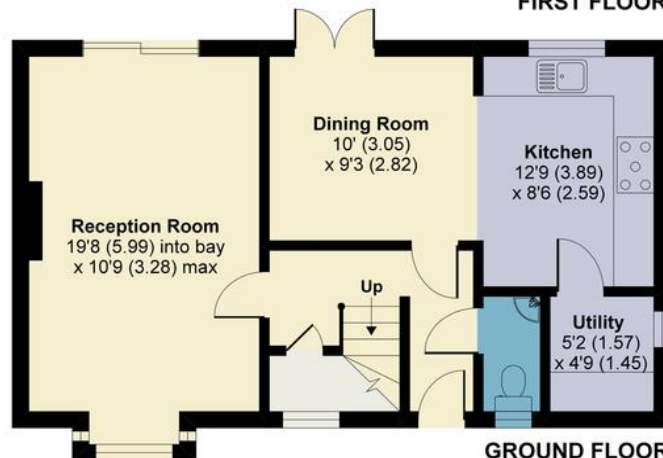
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Approximate Area = 1429 sq ft / 132.7 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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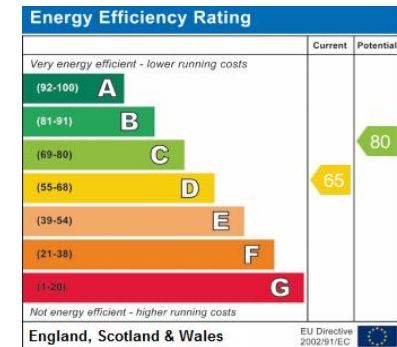
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Measurer

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