



Oliver
James



85 Sunningwell Village, Nr Abingdon, OX13 6RD

£550,000

Description

Individual attached village home believed to date back to the early 18th century with more recent additions, in this quiet and pretty village situated between Abingdon and Boars Hill. The house enjoys county side views to the front, a mature garden which is mainly laid to lawn and the added feature of the village brook running through it.

The accommodation consists of three double bedrooms and a spacious re-modelled first floor bathroom with a further shower room on the ground floor. The flexible living space offers a large refitted kitchen/breakfast room, utility room and two reception rooms, including fireplace and large windows framing the view over fields.

There is an option if required to form an office space from the rear half of the garage which could be accessed from the dining room. Central heating is gas to radiators, there is a fitted double oven and ceramic hob in the kitchen, double glazing plus solar hot water. The garden is situated to the front of the property with a driveway to the side providing extra parking and access to the garage. The edge of village location offers peace and quiet but only a short stroll to the village pub, church and primary school.





Directions

From the centre of the village proceed out towards Bayworth Village and past the Flowing Well public house on your right. The property will then be found on the left hand side.

Location

The property is located on the edge of Sunningwell village, which is a very well-regarded village midway between the town of Abingdon and the city of Oxford next to Boars Hill.

The village is historic and is well known for its school of art, in addition there is a village church St Leonard's, primary school and a local pub, the Flowing Well. The village has two village greens, one used in the summer for cricket and one next to the church.

There is a range of excellent schools in the area including Chandlings, The Manor, Abingdon School, St Helens and St Katherine's, and Our Lady's. Accessibility to the Oxford schools is also very convenient with the nearby A34 linking to Oxford, Abingdon, the M40 and the M4. There is a local railway station at Radley with links to Oxford and Reading with a fast commute to London from Didcot Parkway (Paddington) and Oxford Parkway.

Doorstep walks into lovely countryside, with links to Abingdon and Radley Lakes for those looking to extend their stroll.





Sunningwell, Abingdon, OX13

Approximate Area = 1624 sq ft / 150.8 sq m (includes garage)

Limited Use Area(s) = 62 sq ft / 5.7 sq m

Total = 1686 sq ft / 156.6 sq m

For identification only - Not to scale

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For further information, please contact:

Abingdon Office

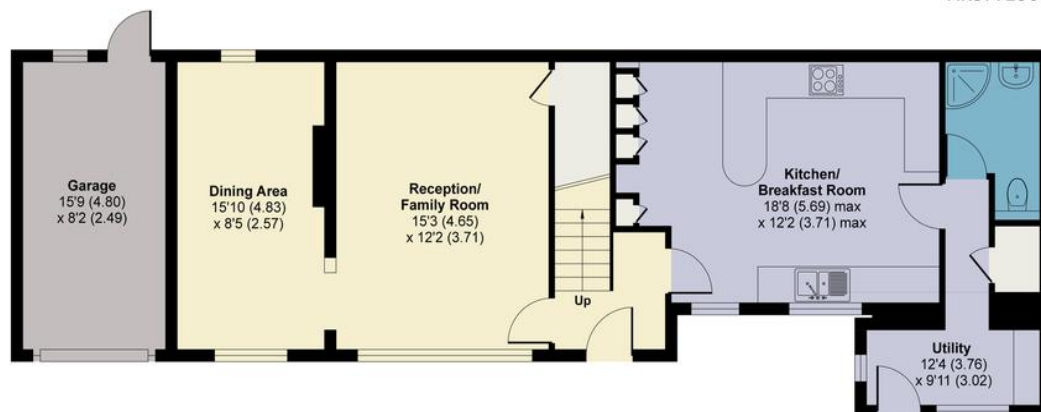
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FIRST FLOOR

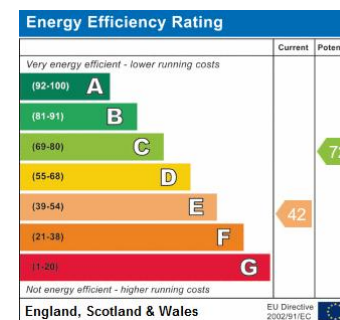


GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Oliver James Estate Agents Limited. REF: 688849



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