



17 Hardcastle Drive, Kingston Bagpuize, Abingdon OX13 5GS
Oxfordshire, £465,000

Waymark

Hardcastle Drive, Abingdon OX13 5GS

Oxfordshire

Freehold

Superb Detached Townhouse | Three Generous Double Bedrooms | Impressive Kitchen/Dining Room & Living Room With Feature Box Bay Window | Master Suite with Separate Dressing Room & Ensuite | Versatile & Adaptable Accommodation Offering Three To Four Bedrooms | Pleasant Outlook Overlooking Greenery | Garage & Driveway Parking For Up To Three Cars | Popular Kingston Bagpuize Location

Description

Offering versatile and flexible accommodation is this superb three/four bedroom detached townhouse, situated within the ever popular village of Kingston Bagpuize.

Built to a popular design, and offering light and airy accommodation the accommodation briefly comprises of entrance hall with storage cupboard, cloakroom, dual aspect living room with feature box bay window boasting a pleasant outlook and an impressive kitchen/dining room. The first floor consists of a landing, modern four piece family bathroom and two good size dual aspect double bedrooms. The top floor boasts a superb master suite consisting of a dual aspect master bedroom and a separate dressing room with built-in wardrobes and ensuite. Additionally the landing benefits from a large useful storage cupboard.

Enclosed by brick walling is the garden which includes a good size patio area, perfect for outside dining and entertaining with remainder laid to lawn. There is side pedestrian access leading to the garage complete with power and light, and driveway providing off road parking for up to three cars.

Furthermore, the property is within walking distance to the local primary school, bus stops, shop and public house and benefits from quick commuter access onto the A420 (only 20 minutes drive to Oxford).

Constructed by Bloor Homes in 2019, there are circa 5 years remaining on the NHBC. The property is freehold, connected to mains gas, electricity, water and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. There is an annual management fee of £250 for the maintenance of the development.

Location

The village of Southmoor has a number of shops including a post office and cafe as well as a village hall, tennis club and bowls club. This expanding village is definitely worth considering especially with its nearby access to the A420 that runs from Oxford to Swindon making commuting an easy option. The area offers an excellent village pub with many people visiting from neighbouring towns just for the food on offer.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: E



Waymark
Wantage Office

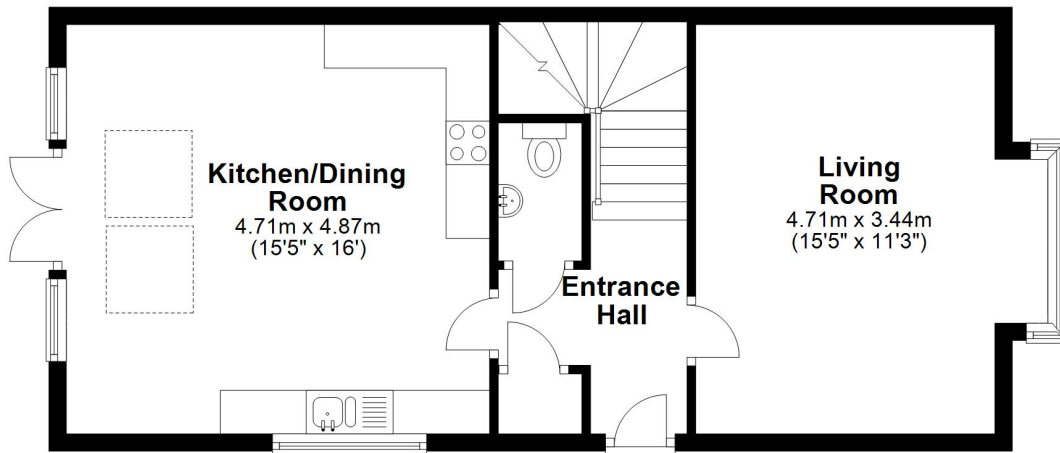
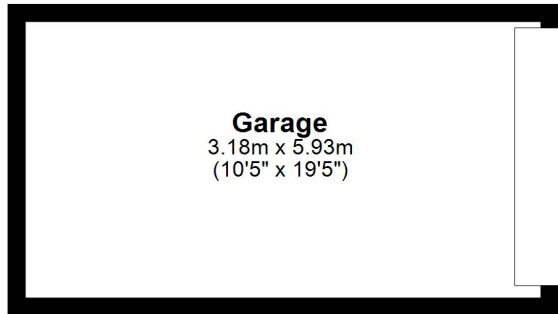
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		93
B	(81-91)	84	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

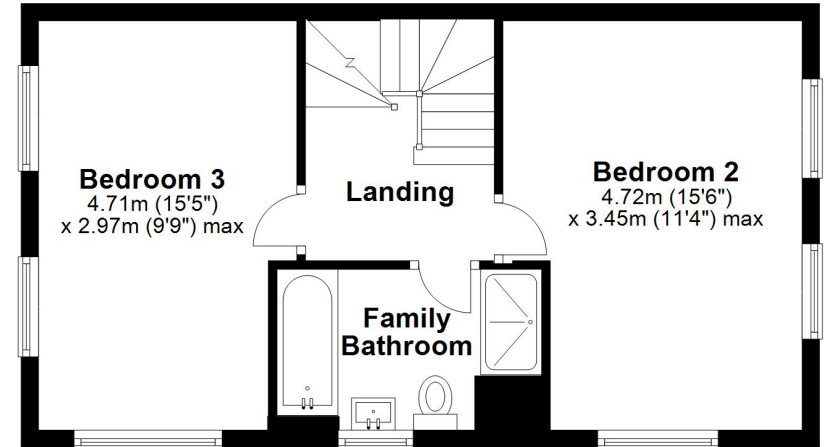
Ground Floor

Approx. 70.3 sq. metres (756.5 sq. feet)



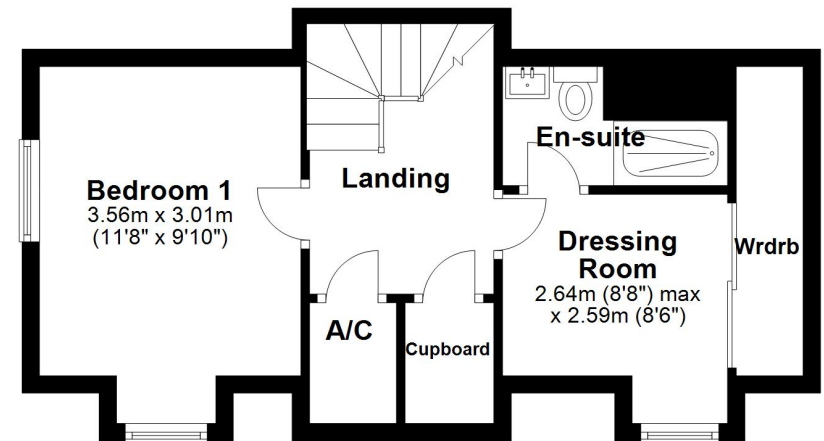
First Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



Second Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



Total area: approx. 146.3 sq. metres (1575.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

