



MAXWELLS



11 Robins Close, Barford St Michael, Oxfordshire. OX15 0RP
Guide Price £495,000 - Freehold



PROPERTY DESCRIPTION

Located on the edge of this delightful Oxfordshire village with lovely views to the rear is this four bedroom, link detached family home offering plenty of accommodation, a large driveway and fully enclosed rear garden.

Set back from the road, the link detached home has a large front garden laid mainly to lawn plus a large driveway which provides plenty of off road parking and access to the garage. A door opens into the entrance porch which is a perfect spot for coats and shoes, glazed double doors open and lead into the entrance hall where you can find doors leading off to the living accommodation plus stairs rising to the first floor.

The L-Shaped sitting/dining room is a generous 21' x 15' and proves a wealth of space to sit and relax plus a large feature fireplace with log burner. Double doors open into the large conservatory with plenty pf natural light and doors opening to the garden. The kitchen is a good sized room with plenty of cabinet space and worktops and a door that leads into the garage. Finishing off the ground floor accommodation is the utility room which also contains a sink and w.c.

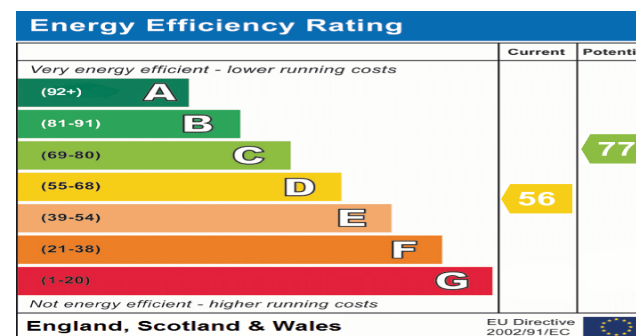
To the first floor are four bedrooms and a family bathroom. All of the bedrooms have fitted wardrobes and the bathroom is fitted with an attractive three piece suite.

The garage has power and light connections along with a pedestrian door to the rear garden and double doors to the front. The rear garden is enclosed by timber fencing and a small length of stone wall at the rear. It is laid mainly to lawn with beds ready to plant a selection of flowers and shrubs. There is a large patio area adjacent to the rear of the house and a timber gate providing pedestrian access to a pathway which leads to a local park.

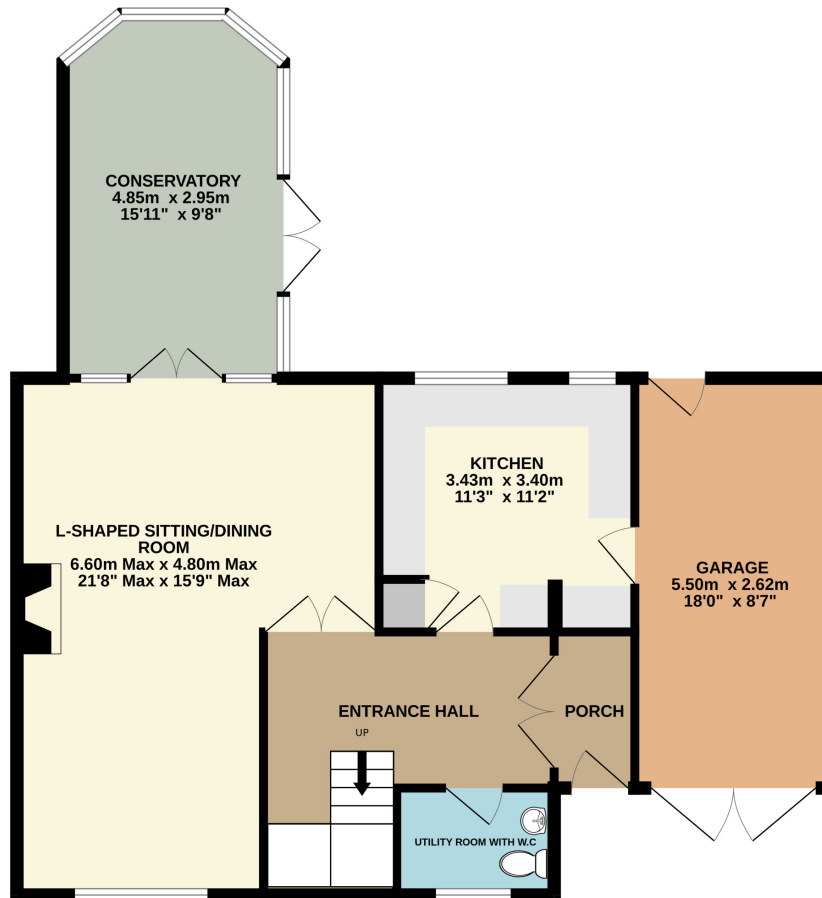
Services: the property is connected to mains water, drainage and electricity. There is no mains gas to the village so the property is fitted with an oil fired boiler.

POINTS OF INTEREST

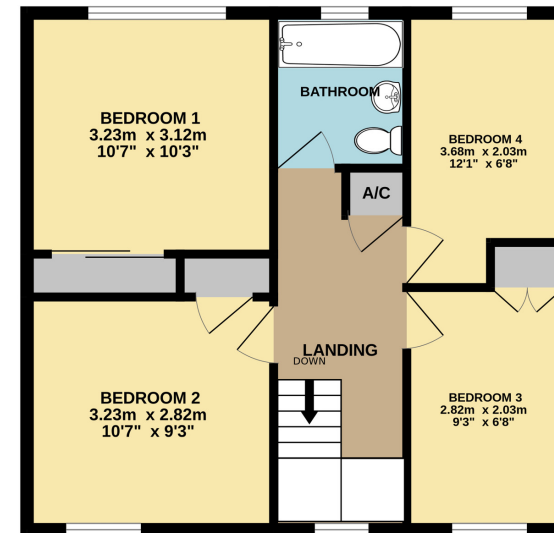
- Link Detached Family Home
- Cul De Sac Location
- Lovely Oxfordshire Village
- 21'8" Sitting/Dining Room
- Fitted Kitchen
- Large Conservatory
- Four Bedrooms
- Utility Room with W.C.
- Garage
- Large Driveway for Four Vehicles
- Delightful Views To The Rear
- Enclosed Rear Garden



GROUND FLOOR
83.4 sq.m. (898 sq.ft.) approx.



1ST FLOOR
49.9 sq.m. (537 sq.ft.) approx.



TOTAL FLOOR AREA : 133.3 sq.m. (1435 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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