



Rosemont, Hanney Road, Southmoor, Abingdon OX13 5HT
Oxfordshire, £675,000

Waymark

Hanney Road, Abingdon OX13 5HT

Oxfordshire

Freehold

Superb Three Bedroom Detached Bungalow | Extended & Much Improved To A High Standard | Exceptional Kitchen/Dining Room With Beautiful Vaulted Ceilings & Bi-Fold Doors | Large Living Room With Media Wall & Doors Through To Conservatory | All Generous Double Bedrooms | Large Four Piece Ensuite, Modern Shower Room & Utility | Enclosed Landscaped Rear Garden | Ample Driveway Parking & Large Front Garden | Popular Village Location - Viewing Essential

Description

Simply Stunning! A much improved and extended three bedroom detached bungalow offering well balanced and spacious accommodation whilst sitting on an approximately 0.2 of an acre overall plot. Well maintained to an exceptionally high standard this stunning property should be viewed internally to fully appreciate all there is on offer.

Measuring an impressive c.1,938 square feet, the accommodation briefly comprises of entrance hall, modern fitted shower room and three generous double bedrooms with large four piece ensuite-bathroom to the master. The spacious living room can be found to the rear of the property complemented by a feature media wall, 'French' doors into the large conservatory and opening through to the exceptional kitchen/dining room with beautiful vaulted ceilings and bi-fold doors on the garden, flooding the room with natural light. The kitchen is complete with a range of wall and floor mounted cabinets with an island and breakfast bar whilst the dining area provides ample space for a dining table and chairs along with additional reception furniture creating a fantastic family space. The large useful utility with side access completes the accommodation.

Externally the landscaped and westerly facing rear garden includes a patio area with a stone chippings pathway leading to the pergola area with remainder laid to lawn. To the rear of the garden is a useful large shed. Side pedestrian access leads to the front where you will find an ample driveway providing off-street parking for several vehicles and large front garden laid to lawn.

Furthermore, the property is situated within the ever popular village location of Southmoor within walking distance to local shops and bus routes.

The property is freehold, connected to mains water, electricity and drainage. The property is heated via an oil fired boiler and there is uPVC double glazing throughout.

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.

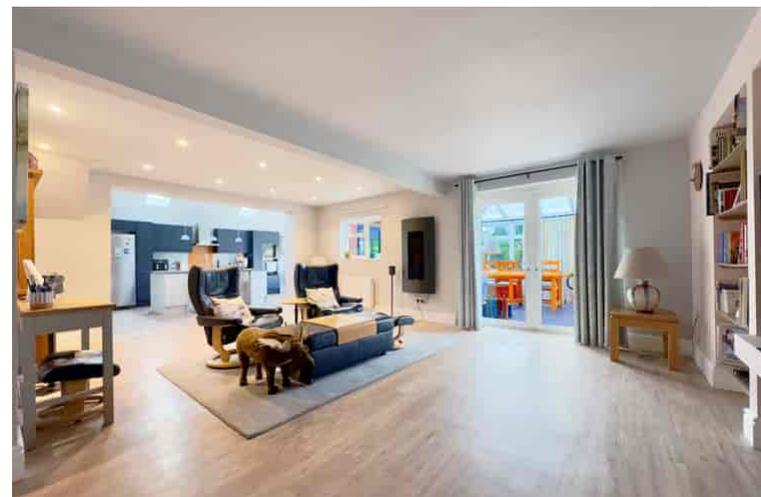
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: F



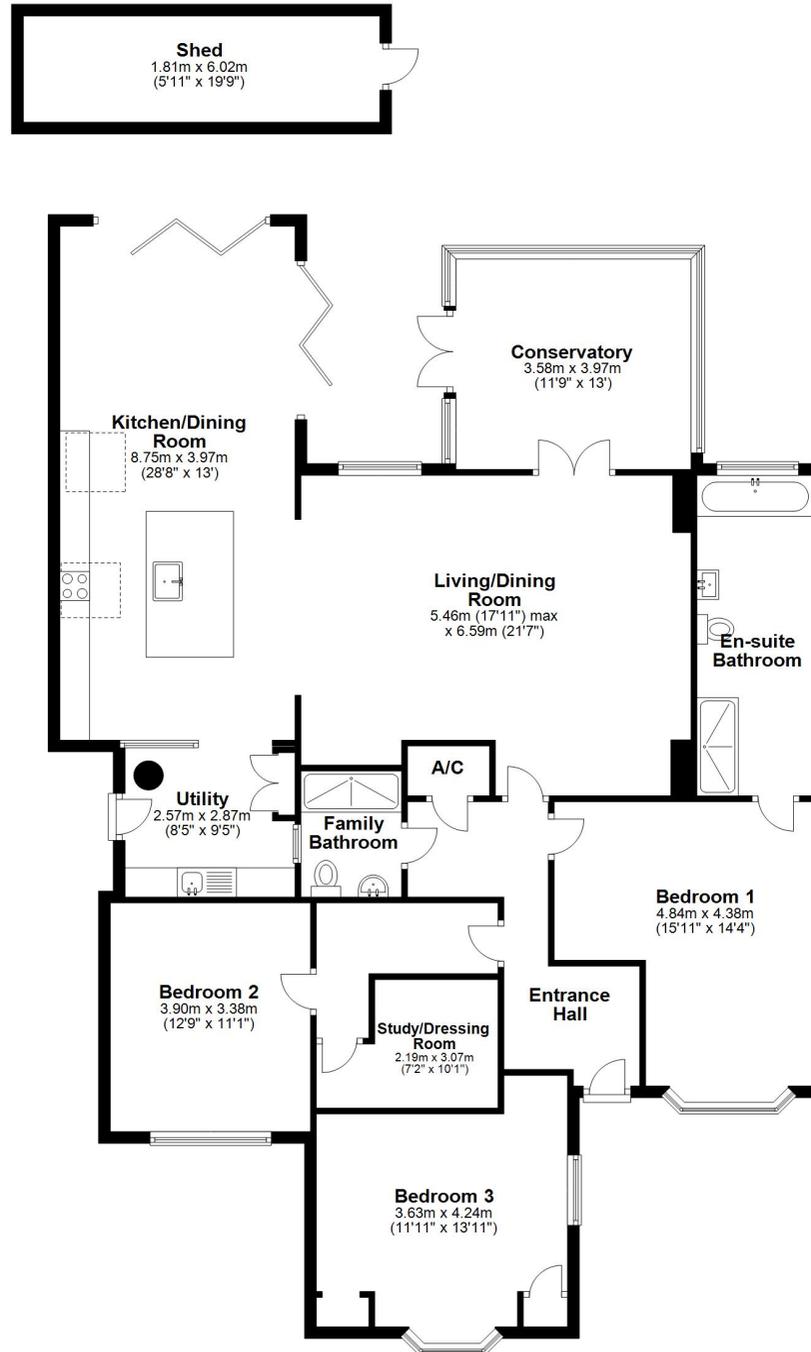
Waymark
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		58	71
		EU Directive 2002/91/EC	

Ground Floor
Approx. 189.5 sq. metres (2040.2 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.

