

Waggon Path, Southmoor, Abingdon, Oxfordshire OX13 5BQ



Deceptively spacious detached home • Three double bedrooms • 27ft Sitting room with wood burner • Dual aspect dining room • Versatile roof space that could be converted • Double garage with ample driveway parking • Wrap around gardens with vegetable plot • No onward chain • EPC F

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A unique and deceptively spacious detached bungalow which is situated off a small lane that leads to just two properties, providing a tranquil retreat within this popular village.

The accommodation will require some modernisation and comprises an entrance porch and hallway which leads to a cloakroom, utility room and to the kitchen which has a Rayburn, pantry and a range of fitted units; the kitchen opens through to a lovely, bright, dual aspect breakfast room. The adjacent dual-aspect sitting/dining room is an impressive 27ft with an inset wood burner, exposed beams and French doors to patio area. The inner hallway leads to the three spacious double bedrooms and to the family bathroom. The hallway also provides access to the garage and to the loft area which is over 50ft in length and has the potential to be converted into an additional bedroom with possibly an en suite bathroom (subject to planning and approvals).

Externally the property has driveway parking to the front for around 4/5 cars, the gardens sweep around the property and combines lawn areas with some raised beds, a patio area, garden shed and wood store. The double garage has doors to the driveway and access to the property.

The property sits on circa 1/4 acre plot and could have the potential for development subject to planning permissions.

The property is offered to the market with no onward chain..

Amenities

Southmoor is a popular village lying just south of the A420 between Oxford and Swindon, with a very good bus service between the two and giving easy access to the A34 and M4 and M40 motorways. Mainline railway services are available from Oxford (c. 10 miles) and Didcot Parkway (c. 13 miles) and airport buses run from the Oxford terminal.

Southmoor has a public house, the Waggon and Horses, a village hall, and a small variety of

shops. John Blandy VC Primary School teaches children from the ages of five to 12 and also has a nursery class. There is a thriving tennis club; cricket club; drama group; village newspaper and many other activities and events.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

From Faringdon, take the A420 towards Oxford, passing the village of Buckland. Immediately after the start of the dual carriageway, turn right signposted to Denchworth and Charney Bassett. Turn left at the mini roundabout and continue into Southmoor.

What 3 Words: ///searched.momentous.allies

Services & Tenure

The tenure is Freehold. Mains electricity, water and sewerage are understood to be connected.

Local Authority

Vale of White Horse District Council

Council Tax Band: E

Our reference

FAR/LH/KF/17122024

We'd love to hear from you

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what the owner said

" 'The Bungalow' has been a family home for over 45 years, but sadly circumstances means that it is time to move on.

The layout gives lots of options for different living spaces and sleeping arrangements, so it can change with you as the family grows over the years. Alternatively, sitting on 1/4 acre plot, the property is prime for extension or development."







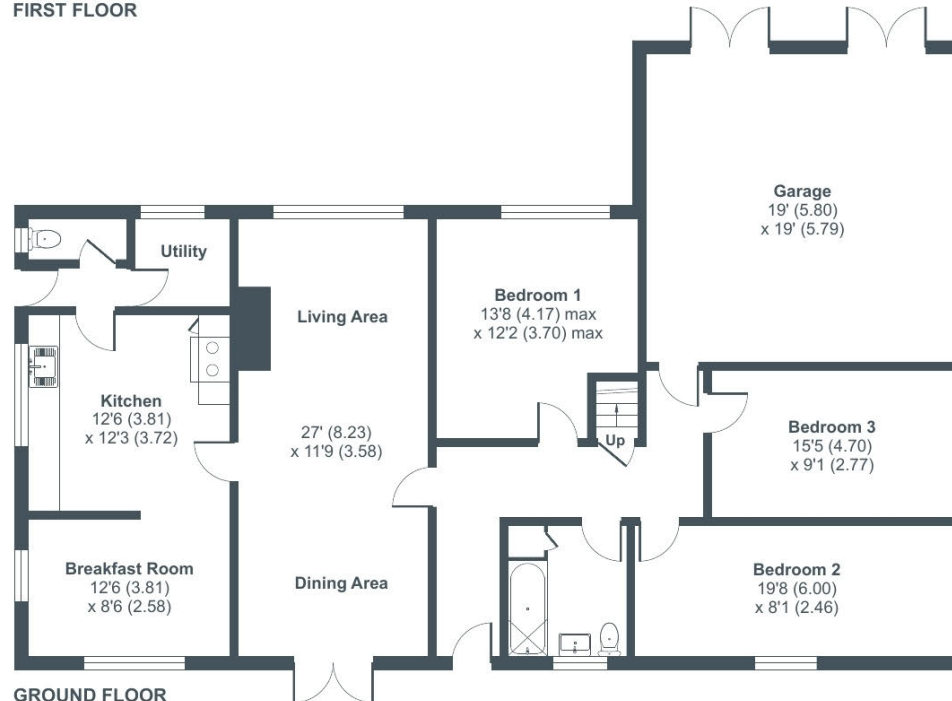
The Bungalow Waggon Path, Abingdon, OX13

Approximate Area = 2282 sq ft / 212 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Perry Bishop. REF: 1219300



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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