

Laurel Drive, Southmoor, Abingdon, Oxfordshire, OX13 5DJ



Detached house • Three bedrooms • Open plan sitting/dining room • Fitted kitchen • Hall with cloakroom • Ample driveway parking • Single garage • Enclosed rear garden • EPC D

Laurel Drive,

Southmoor, Abingdon, Oxfordshire, OX13 5DJ

Key Features



3

Bedrooms



1

Bathroom



1

Reception

About the property

Well-situated in a popular development, close to the heart of this thriving village, this three bedroom detached house offers a high degree of privacy.

The accommodation comprises an entrance hallway with downstairs cloakroom, this opens through to the open plan dual aspect sitting/dining room. The separate kitchen is of a good size and is fitted with a good range of base and wall units with spaces for various appliances. The kitchen benefits from a side door leading to the driveway.

On the first floor are three well-proportioned bedrooms with the larger two rooms benefitting from in-built wardrobes. A family bathroom completes the first-floor accommodation.

Externally, the property has driveway parking that extends to the side of the house and to the single garage. A side gate provides access to the enclosed rear garden which is mainly laid to lawn with a patio area and planted borders.

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, and 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.

Directions

From Faringdon, take the A420 towards Oxford. After approximately eight miles, at the roundabout at the far end of the dual carriageway, turn right into Kingston Bagpuize. At the

next roundabout turn right towards Southmoor. Continue along this road, taking the right turn into Draycott Road. Take the first right into Blandy Avenue and the second right into Laurel Drive. Follow this round to the left and the property can be found on the right hand side.

Services & Tenure

We understand the property to be Freehold and connected to mains gas, electricity, water, and drainage.

Local Authority

Vale of White Horse District Council

Council Tax Band: D

Our reference

FAR/LH/RN/06032023

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

T: 01367 240356

E: faringdon@perrybishop.co.uk

what the owner said

"I have been very happy living in Laurel Drive since 2014 and with my advancing years, I am looking to downsize to a bungalow within the local area of Southmoor."



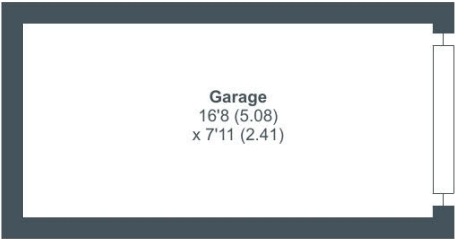




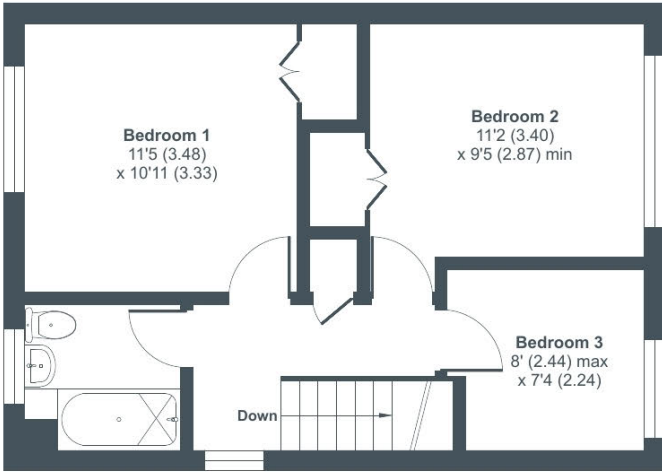
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Approximate Area = 1046 sq ft / 97.1 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Perry Bishop & Chambers. REF: 953950



16 Market Place, Faringdon, Oxfordshire, SN7 7HP
T: 01367 240356
E: faringdon@perrybishop.co.uk

perrybishop.co.uk

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