



Foxside, Sandy Lane Southmoor OX13 5HX

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# Foxside

**Substantial 2000 sq ft five bedroom detached family home offering very flexible accommodation over two floors, complemented by separate 578 sq ft detached annexe (ideal for elderly relatives or rental income), situated in a delightful non estate village setting complimented by large attractive gardens extending to 0.21 of an acre.**

## Location

Well-situated in a pleasant non-estate location within the heart of the village the property is within walking distance of the village's many amenities which include general store, post office, church, primary school and public houses. There is an excellent bus service to Abingdon, Witney and the city of Oxford. Southmoor is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles), Witney (circa. 9 miles) and Oxford city (circa. 9 miles). The nearby A420 provides easy access to the M4 at junction 13 to Newbury.

## Directions

Leave Abingdon town centre using the A415 and proceed through the village of Marcham. At the junction with the traffic lights turn right and then immediately left, again on the A415. On entering the village of Kingston Bagpuize turn left at the mini-roundabout signposted Southmoor. Proceed for approximately half a mile before turning left onto Sandy Lane, where the property is found some way down on the left hand side.



- Entrance hall leading to inner hall and spacious ground floor double bedroom with en-suite shower room, two further spacious ground floor bedrooms (both with fitted wardrobe cupboards) complemented by ground floor bathroom
- Spacious separate dining room with doors leading to large sitting room with attractive central fireplace, study and large double glazed conservatory providing panoramic views over the extensive southerly facing gardens
- Well equipped kitchen/breakfast room complemented by spacious separate utility room with cloakroom off and garden room
- Solid Ash wood staircase rising to part galleried landing and two spacious first floor bedrooms complemented by further first floor bathroom
- Double glazed windows, mains gas radiator heating (recently replaced efficient condensing gas boiler) The sellers are looking to purchase an empty property, clearly putting the end of chain in sight
- Detached annexe comprising entrance hall, living room with double doors to dining room/alternative bedroom, double bedroom, bathroom and kitchen.
- The annexe benefits from it's own enclosed private parking facilities leading to the front of the property, PVC double glazed windows, economy 7 night storage heating and is ideal for elderly relatives or perhaps a separate rental income
- Outside are large attractive gardens (total plot extends to 0.21 of an acre) featuring gravel parking facilities for many vehicles including hard standing area for something larger such as a boat or motor home etc leading to garage
- To the rear are large southerly facing gardens incorporating large patio/sun terrace and an extensive lawn - the whole enclosed by trees, shrubbery and fencing, affording high degrees of privacy

5  bedrooms

4  receptions

3  bathrooms

Council tax band E

Tenure Freehold

EPC rating D





Large sitting room with attractive central fireplace leading to study







Large double glazed conservatory providing panoramic views over the extensive southerly facing gardens















# Sandy Lane, Southmoor, OX13

Approximate Gross Internal Area (Excluding Eaves Storage) = 192.4 sq m / 2071 sq ft

Annexe = 54.4 sq m / 586 sq ft

Garage = 14.7 sq m / 158 sq ft

Sheds = 23.2 sq m / 250 sq ft

Total = 284.7 sq m / 3065 sq ft

Garden / Driveway Area = 735.2 sq m / 7914 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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