



2 Leigh Croft, Wootton OX13 6DL

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2 Leigh Croft

Situated in a desirable location within this small select village development fronting a delightful open green, an impressive three bedroom detached house, offering superbly presented accommodation throughout including well quipped kitchen, large open plan living room/dining room and wonderful 14' double glazed conservatory with glass vaulted ceiling overlooking attractive rear gardens, sold with no ongoing chain.

Location




The property is situated in a delightful location towards the end of this small select development and fronts an attractive open green. There is easy pedestrian access to the village's many amenities which include general stores, post office, florists, primary school and church. Regular buses run to and from the village to Oxford City Centre, Abingdon and surrounding towns/villages. Useful distances include Abingdon Town Centre (circa. 4 miles) and Oxford City Centre (circa 5 miles).

Directions what3words – dose.chain.chop

Leave Abingdon town centre using Stratton Way and take the first turning on the left hand side into Bath Street. Continue across the mini roundabout onto the Wootton Road. Proceed across the following large roundabout in the direction of Wootton. Proceed through Whitecross and Lamborough Hill. Upon entering the village turn left immediately before the public house onto Besselsleigh Road. Proceed past the shops on the left and right hand side and take the next turning on the right onto Manor Road, which leads into Leigh Croft where the property is situated on the right hand side in numerical order.



- Spacious entrance hall leading to ground floor cloakroom and well equipped kitchen with many integrated electrical appliances
- Impressive living room/dining room with double doors leading to stunning 14' double glazed conservatory boasting glass vaulted ceiling and ceramic hard tile flooring with underfloor heating
- Spacious master bedroom with built-in wall to wall wardrobe cupboards and en-suite shower room
- Two further bedrooms complemented by family bathroom
- Double glazed windows, mains gas radiator central heating (recently replaced efficient condensing gas boiler) and the property is sold with no on-going chain
- Front gardens providing hard standing parking facilities leading to an attached garage
- Good size and most attractive fully enclosed rear gardens including patio and extensive lawn, garden store, gate providing side access - the whole enclosed by fencing before leading onto an attractive tree lined copse

3		bedrooms	Council tax band	E
2		receptions	Tenure	Freehold
2		bathrooms	EPC rating	C

Leigh Croft, Wootton, Abingdon, Oxfordshire, OX13

APPROX. GROSS INTERNAL FLOOR AREA 1165 SQFT / 108.2 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Hodsons and no guarantee as to their operating ability or their efficiency can be given.

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