



102a Lashford Lane, Dry Sandford OX13 6EB

Hodsons
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102a Lashford Lane

Recently renovated and extended family home in prime location. Seamless indoor/outdoor living. PRIVATE garden. Parking for multiple cars. 10 minutes to Oxford Park and Ride

Location




Lashford Lane is a desirable non-estate location comprising predominantly substantial and individual detached properties providing a very pleasant overall setting. Number 102a is well-positioned, directly opposite to delightful open countryside walks. and is only a short walk from the village of Wootton's many amenities including general stores, post office, florist, primary school and church. Useful distances include Abingdon town (circa. 3 miles) and Oxford city centre (circa. 6 miles).

Directions what3words – cartoons.pulses.skies

Leave Abingdon town centre using Stratton Way and take the first turn on the left hand side onto Bath Street. Continue across the mini-roundabout onto the B4017 Wootton Road. Proceed for approximately one mile before turning left onto Honeybottom Lane. Continue for another mile and just before entering the village of Cothill, turn right sign posted Dry Sandford. This road in turn leads into Lashford Lane, where number 102a is situated a short way down on the left hand side.



- Inviting entrance hall with ceramic hard tile flooring leading to very flexible ground floor 5th bedroom/family room/gym and refitted cloakroom
- Delightful front living room with attractive central fireplace and fitted cast iron log burning stove
- Fabulous lifestyle room incorporating stylishly refitted kitchen offering an excellent selection of floor and wall units complemented by many built-in electrical appliances and matching central island, open plan to very flexible family/dining areas with large glass ceiling lantern over and full width double glazed bi-fold doors opening onto the rear gardens
- Rear porch with tall storage cupboards off and refitted utility room
- Light and airy first floor landing benefitting from fitted air conditioning unit which both heats and cools, leading to an impressive master bedroom featuring built in wardrobe cupboards and refitted en-suite shower room
- Three further first floor bedrooms complemented by refitted four piece family bathroom featuring contemporary white suite including bath and separate shower cubicle
- Mains gas radiator central heating, PVCu double glazed windows
- Front gardens providing hard standing parking facilities for several vehicles and to the rear are attractive west facing low maintenance fully enclosed gardens featuring lawn, wooden garden store and gravel seating areas - enclosed by fencing and offering good degrees of privacy

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



Fabulous lifestyle room incorporating stylishly refitted kitchen, open plan to very flexible family/dining areas



Attractive low maintenance fully enclosed rear gardens, offering good degrees of privacy

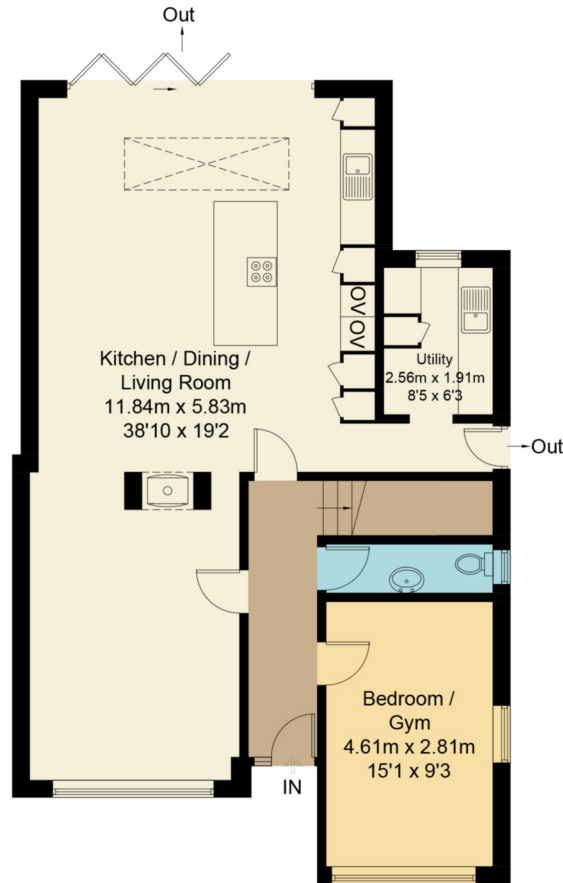




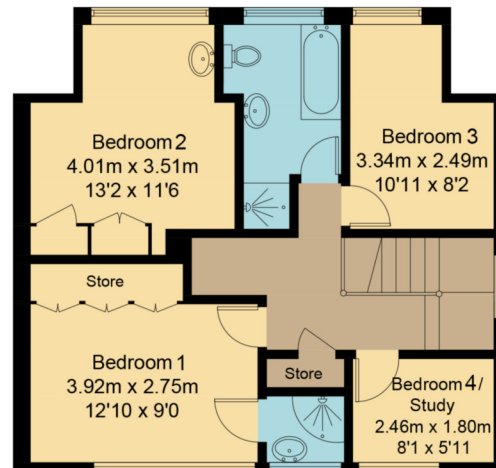


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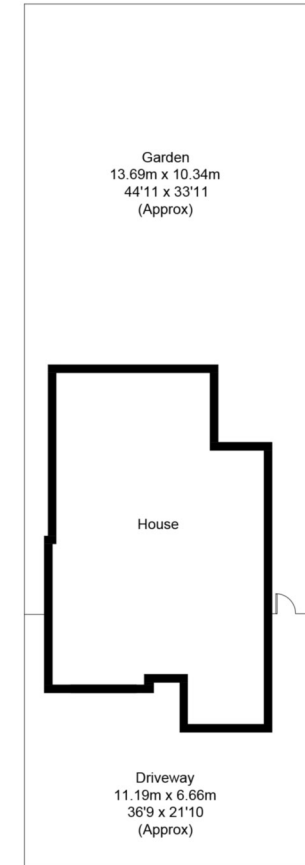
Approximate Gross Internal Area = 151.6 sq m / 1632 sq ft
 Garden / Driveway Area = 261.9 sq m / 2819 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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