



nichecom
DRAFT COPY FOR PROOFING PURPOSES ONLY



21 Lashford Lane, Dry Sandford OX13 6DY

Hodsons
...your move, our passion



niche.com
DRAFT COPY FOR PROOFING PURPOSES ONLY

21 Lashford Lane

Large mature gardens leading onto the attractive open village green feature with this 1930's detached bungalow, offering excellent potential to be substantially extended into a much larger family home, complemented by attractive views, sold with no ongoing chain.

Location

Lashford Lane is a desirable non-estate location comprising predominantly substantial individual detached properties providing a very pleasant overall setting. Number 21 is particularly well positioned fronting the beautiful Lashford Lane Nature Reserve and to the rear, the large open village green. The property 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 – plums.washable.promoting

Leave Abingdon town centre using Stratton Way and take the first turning on the left-hand side onto Bath Street. Continue across the mini-roundabout onto the Wootton Road and proceed across the following large roundabout in the direction of Wootton. Proceed through Whitecross and Lamborough Hill and upon entering the village of Wootton turn left onto the Besselsleigh Road, immediately before the Bystander public house. Towards the end of Besselsleigh Road, turn left onto Lashford Lane, where the property is found a short way down on the left hand side.



- Entrance hall leading to two double bedroom complemented by spacious bathroom with white suite
- Spacious separate dining room (could be used as a third bedroom)
- Delightful double aspect front living room with large bay window
- Spacious kitchen leading to rear lean-to over looking the rear gardens
- Double glazed windows, mains gas radiator central heating (gas boiler currently not operational) and the property is sold with no ongoing chain
- Front gardens providing parking facilities for several vehicles
- Large mature gardens extending to 136' x 33' (total plot 0.16 of an acre) - the whole enclosed by trees, shrubbery and fencing before leading onto the large village green
- Excellent potential to substantially extend the existing accommodation into much larger family home

2  bedrooms

Council tax band D

2  receptions

Tenure Freehold

1  bathrooms

EPC rating TBC



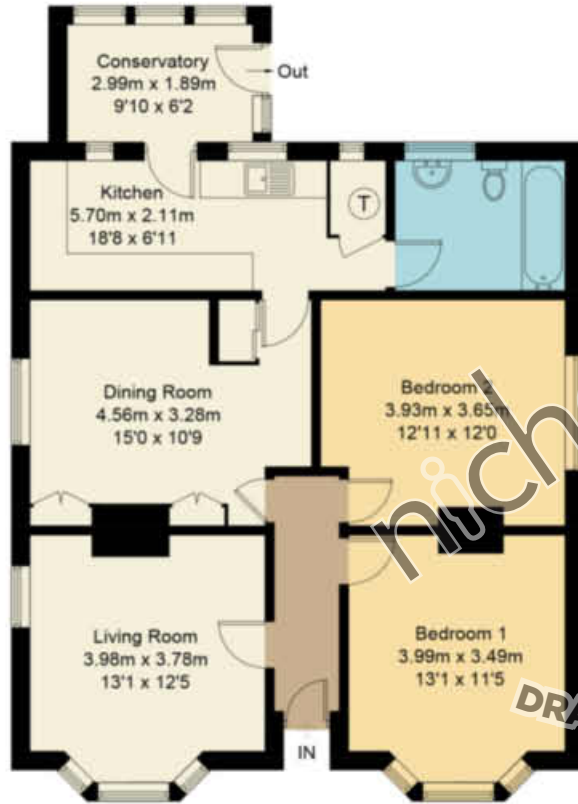
Lashford Lane, OX13

Approximate Gross Internal Area (Excluding Green House) = 90.3 sq m / 972 sq ft

Garage = 14.2 sq m / 153 sq ft

Total = 104.5 sq m / 1125 sq ft

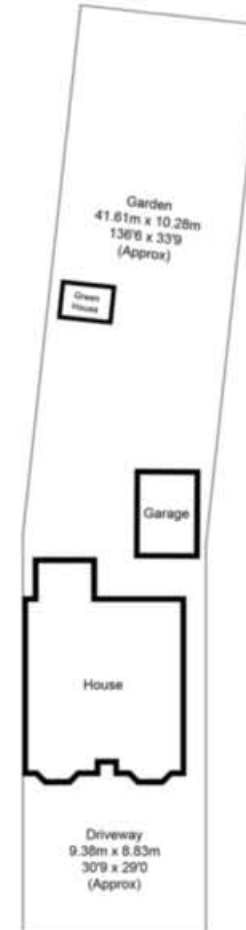
Garden / Driveway Area = 490.8 sq m / 5283 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited. (ID1026453)

