



2 Wheelwright Cottages, Southmoor OX13 5BH

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## 2 Wheelwright Cottages

Spacious terrace house, well situated within the heart of this very popular village close to many nearby amenities offering much improved and superbly presented accommodation throughout complemented by larger than average rear gardens leading to useful garage, sold with no ongoing chain.

### Location




2 Wheelwright Cottages is well situated within the heart of this extremely popular village offering a wide range of amenities including one-stop general store, post office, church, the prestigious John Blandy primary school, garage, hairdressers and the Wagon & Horses public house. There is an excellent bus service to Abingdon, Witney and the city of Oxford and Southmoor is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles) and Oxford city (circa. 10 miles). The nearby A420 provides a quick route onto the M4 at Junction 13 to Newbury.

### Directions

Leave Abingdon town centre on the A415 and proceed through the village of Marcham. At the traffic lights turn right and then immediately left, continue on the A415. Proceed into the village of Kingston Bagpuize and at the mini roundabout turn left. Proceed for approximately three quarters of a mile into the village of Southmoor, where the property can be found on the left hand side, clearly identified by the For Sale board.



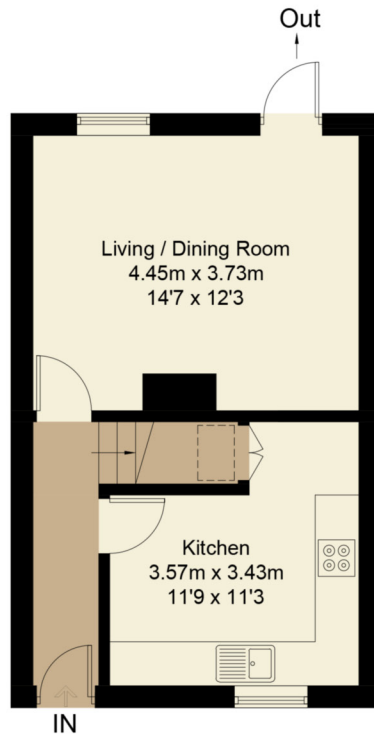
- Inviting entrance hall leading to well equipped kitchen/breakfast room offering an excellent selection of floor and wall units complemented by hard tiled floor
- Delightful living room with double glazed door and windows overlooking the rear gardens
- Two good size first floor double bedrooms (both benefitting from built-in wardrobe cupboards)
- First floor study complemented by bathroom with white suite
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Well maintained 31' westerly facing rear gardens featuring patio and lawn - the whole enclosed by fencing with pedestrian gate providing access to the garage and further off road parking

|   |   |            |                  |          |
|---|---|------------|------------------|----------|
| 2 |  | bedrooms   | Council tax band | C        |
| 2 |  | receptions | Tenure           | Freehold |
| 1 |  | bathrooms  | EPC rating       | C        |

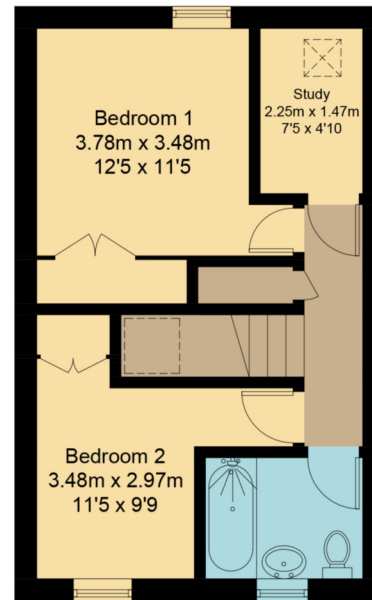


## Wheelwright Cottages, OX13


Approximate Gross Internal Area = 67.0 sq m / 721 sq ft  
Garage = 12.7 sq m / 137 sq ft  
Shed = 4.5 sq m / 48 sq ft  
Total = 84.2 sq m / 906 sq ft  
Garden Area = 71.2 sq m / 766 sq ft

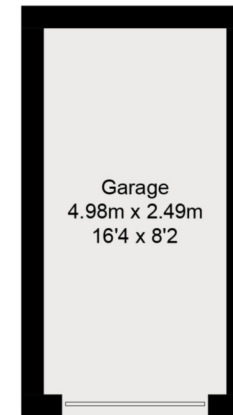


**Ground Floor**

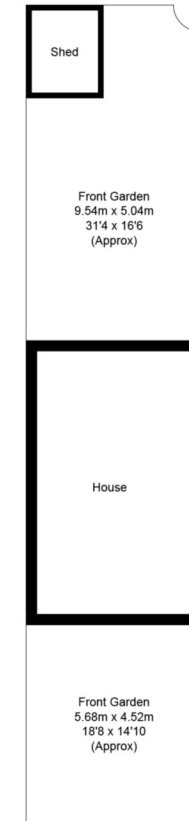
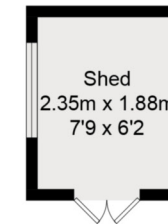


**First Floor**

 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.  
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