



20 Blenheim Way, Southmoor OX13 5NQ

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20 Blenheim Way

Beautifully presented five bedroom detached family home offering very flexible accommodation over three floors, situated in a desirable location within the heart of this very popular village complemented by attractive rear gardens.

Location

20 Blenheim Way is situated in a quiet cul-de-sac location within the heart of this very popular village and offers easy pedestrian access to the village's many amenities including 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 and direct links to Swindon town centre.

Directions

Leave Abingdon town centre using the A415 and proceed through the village of Marcham. At the traffic lights turn right and then immediately left, again onto the A415. On entering the village of Kingston Bagpuize, continue to the mini-roundabout, where the road bears left onto the Faringdon Road. Continue along the Faringdon Road until you enter the village of Southmoor. After approximately half a mile turn right onto Blenheim Way. On entering the Close, the property is clearly indicated by the 'For Sale' board.



- Inviting entrance hall leading to separate utility room
- Spacious and well-equipped kitchen leading to ground floor cloakroom
- Impressive 17' sitting room with large double-glazed bay window and attractive fireplace leading to dining room with double doors to rear gardens
- Delightful first floor master bedroom with built-in wardrobe cupboards and en-suite shower room
- Three further first floor bedrooms and family bathroom
- Impressive top floor double bedroom featuring elevated views complemented by spacious separate family bathroom with white suite
- Double-glazed windows and mains gas radiator central heating
- Front gardens providing hard-standing parking facilities leading to store room and attractive gardens including large patio and lawn surrounded by mature flower and shrub borders - the whole enclosed by trees, shrubbery and fencing

5  bedrooms

2  receptions

3  bathrooms

Council tax band F

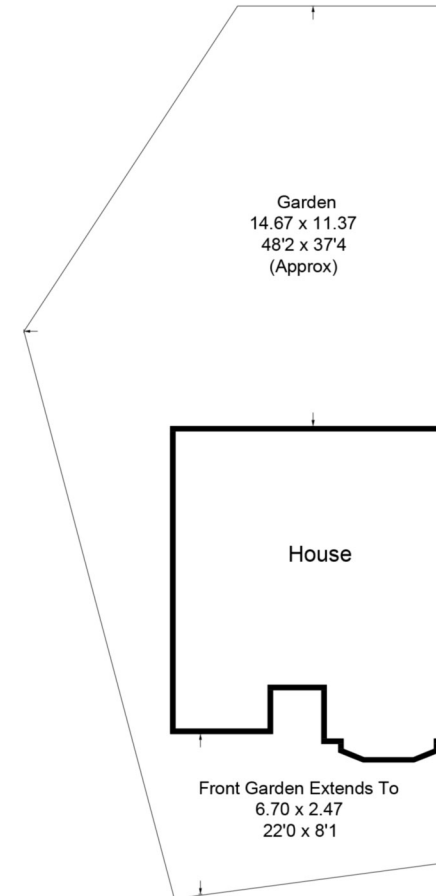
Tenure Freehold

EPC rating C



Blenheim Way, OX13

Approximate Gross Internal Area = 155.8 sq m / 1819 sq ft
(Excluding Eaves / Store / Including Store / Void)
External Area = 52.9 sq m / 569 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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