



48 Harwell Road, Sutton Courtenay OX14 4BW

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48 Harwell Road

Large mature gardens extending to 0.16 of an acre feature with this 1930's bay fronted detached bungalow, offering excellent potential to be substantially extended into a much large family home, well situated within this highly sought after village, requiring improvement and sold with no ongoing chain.

Location

48 Harwell Road is situated in a pleasant non-estate location towards the edge of this attractive Thames-side village offering a good variety of shops, including a general store, post office, newsagents, several public houses, primary school, church and garage. Regular buses run to and from the village to Oxford, Abingdon and surrounding towns including Didcot, which provides a mainline station with a direct line to London Paddington for commuters. Useful distances include

Wallingford (circa. 10 miles), Didcot (circa. 4 miles), Wantage (circa. 8 miles), Oxford (circa. 9 miles), there is also access to the M40 at junction 8 or 9 and the M4 junction 13 at Newbury.

Directions what3words – thick.rear.wiser

Leave Abingdon town centre via Bridge Street signposted Dorchester on Thames. After approximately one mile turn right at the traffic lights signposted Sutton Courtenay. Continue over the bridge and at the following 'T' junction turn right onto Appleford Road and follow the road round a sharp left hand bend. Proceed for some way before turning left onto the High Street. Continue right to the end and at the mini-roundabout keep left onto the Harwell Road, where No. 48 is clearly indicated by the 'For Sale' board.



- Side entrance hall leading to two double bedrooms (one with large bay window) complemented by bathroom
- Separate sitting room with central fireplace and large double glazed bay window and kitchen with rear porch off leading to conservatory overlooking the rear gardens
- Outside the front gardens provide hard standing parking facilities and to the rear is detached garage/outbuilding with large workshop to the rear
- Large rear gardens (total plot extends to 0.16 of an acre) feature extensive lawn and outbuildings - the whole enclosed by trees, shrubbery and fencing
- Excellent potential to substantially extend the property into a much larger two storey family home, which has been the case with many other similar properties within the road

2  bedrooms

1  receptions

1  bathrooms

Council tax band D

Tenure Freehold

EPC rating E



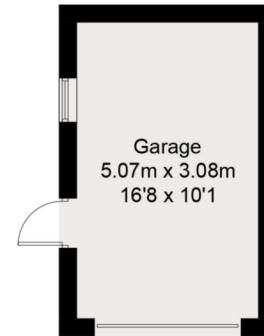
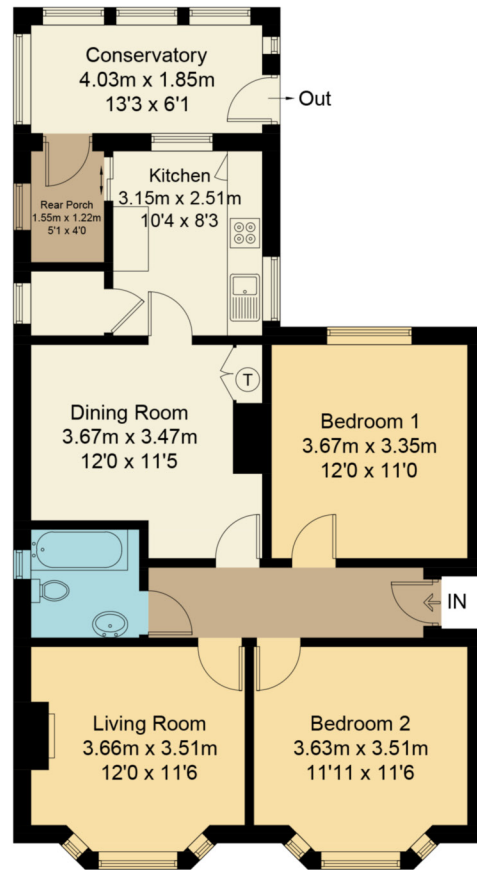
Harwell Road, OX14

Approximate Gross Internal Area = 83.5 sq m / 899 sq ft

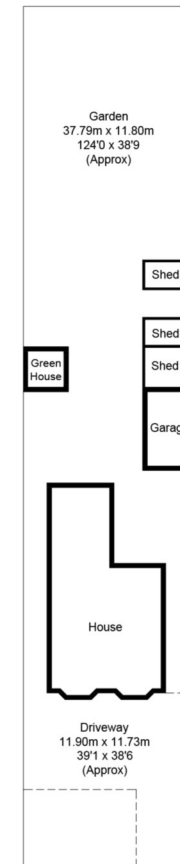
Garage = 16.0 sq m / 172 sq ft

Total = 99.5 sq m / 1071 sq ft

Garden / Driveway Area = 537.2 sq m / 5782 sq ft



(Not Shown In Actual
Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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