



44 Field Gardens, Steventon. OX13 6TF

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44 Field Gardens

Substantial detached family home offering 2100 sq ft of superbly presented accommodation throughout, situated in a quiet end of cul-de-sac location within this highly sought after village complemented by double garage and large and beautifully presented southerly facing gardens of approximately quarter of an acre, leading onto an attractive open aspect

Location

Field Gardens is a small, select development situated within the heart of one of the area's most popular villages, boasting a wide range of amenities including primary school, church, large and attractive village green with excellent sporting facilities, general store (including post office), bakery, hairdressers and three good public houses. There is easy vehicular access to the nearby towns of Abingdon, Didcot (45 minutes to Paddington station from the mainline railway station) and the A34 leading to many important destinations.

Directions what3words – leads.rejected.derailed

Leave Abingdon town centre using Ock Street and keep left at the mini-roundabout onto the Drayton Road. Proceed into the village of Drayton and continue straight across the mini-roundabout onto Steventon Road. On entering the village of Steventon, Field Gardens is the first turning on the right hand side. Keep left and right at the end where the property is found a short way down on the left hand side, clearly indicated by the for sale board



- Inviting entrance hall with ceramic hard tile flooring, tall coat cupboards off and useful cloakroom
- Delightful front family room with double glazed bay window and Amtico flooring (extending throughout the majority of the property)
- Spacious separate dining room with further large double glazed bay window, separate study with double glazed sliding patio doors leading directly onto the rear gardens and an impressive living room with feature fireplace and double glazed patio doors leading to rear gardens
- Well equipped open plan kitchen/breakfast room complemented by separate utility room
- Stylish oak and glass staircase leading to spectacular wrap around galleried landing and impressive master suite comprising large double bedroom with an extensive selection of fitted/built-in furniture, dressing area with further fitted wardrobe cupboards and refitted en suite shower room
- Second double bedroom with fitted wardrobe cupboards and en-suite shower room, two further double bedrooms and refitted family bathroom
- Replacement PVC double glazed windows and mains gas radiator central heating
- Front gardens providing block paved parking facilities for many vehicles leading to double garage with boarded eave storage over and large electronically operated roller door
- Beautifully presented southerly facing landscaped rear gardens (total plot extends to approximately quarter of an acre) featuring full width mill stone sun terrace providing several delightful seating areas which in turn leads to extensive lawn surrounded by interconnecting pathways, several water features, fitted irrigation system, summer house and garden outbuilding (both with light and power) - the whole enclosed by fencing, trees and shrubbery before leading onto a pleasant open aspect

4  bedrooms

Council tax band G

4  receptions

Tenure Freehold

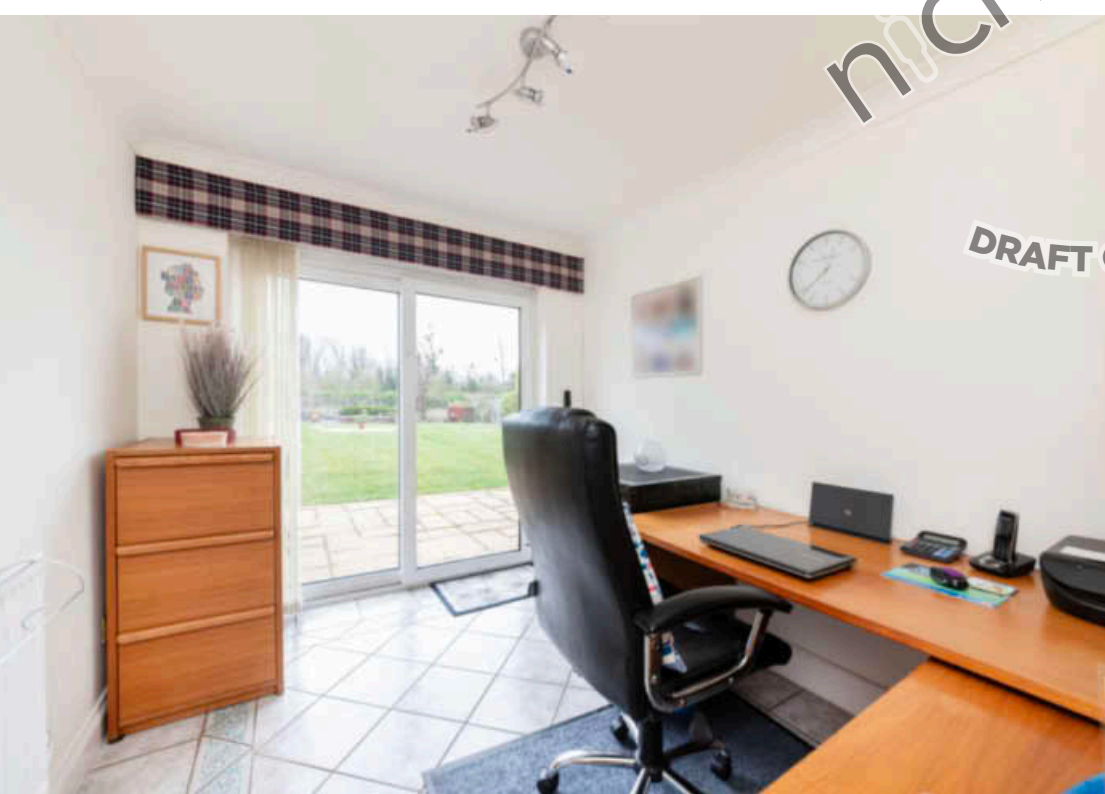
3  bathrooms

EPC rating TBC



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Well equipped open plan kitchen/breakfast room complemented by separate utility room

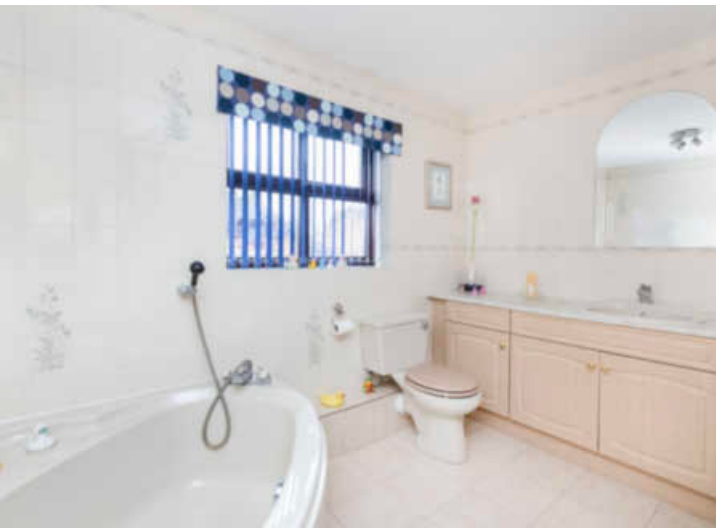


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Beautifully presented southerly facing landscaped rear gardens (total plot extends to approximately quarter of an acre)



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Field Gardens, OX13

Approximate Gross Internal Area (Excluding Void) = 195.3 sq m / 2102 sq ft

Garage = 27.0 sq m / 291 sq ft

Total = 222.3 sq m / 2393 sq ft

Shed = 15.1 sq m / 162 sq ft

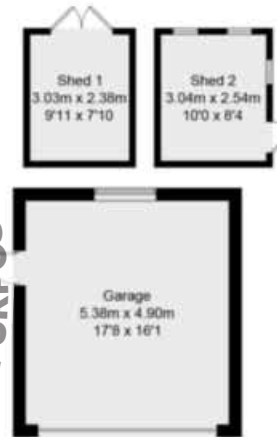
Garden / Driveway Area = 806.4 sq m / 8680 sq ft



Ground Floor



First Floor



(Not Shown in Actual Location / Orientation)



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Floor plan produced in accordance with RICS Property Measurement Standards.
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