



12 Joyce Way, Steventon OX13 6GA

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## 12 Joyce Way

**Stunning substantially extended detached family home offering a wonderful contemporary lifestyle within this highly sought after village position complemented by larger than average landscaped gardens.**

### Location

12 Joyce Way is situated in a desirable location within this small select recently built village development. There is easy pedestrian access to the village's wide range of amenities including primary school, church, large and attractive village green, general store (including post office), bakery and public houses. There is easy vehicular access to the nearby towns of Abingdon (circa. 4.4 miles), Didcot with its useful mainline railway station to London (circa. 4.2 miles) and the A34 to Oxford.

### Directions what3words – sizzled.armrests.tickles

Leave Abingdon town centre via Ock Street and turn left at the mini-roundabout onto the Drayton Road. Proceed into the village of Drayton and continue straight across the mini-roundabout onto the Steventon Road. Upon entering the village of Steventon continue past the large village green on the left hand side and take the next turning on the right hand side onto the Hanney Road. Continue along the Hanney Road and take the third turning on the right directly after the pedestrian crossing onto Barnett Road which in turn leads onto Ellaway Road. After a short way turn right onto Joyce Way, where the property is clearly indicated by the For Sale board.



- Inviting entrance hall with Karndean flooring (extending throughout several of the ground floor areas) leading to spacious front family room/study and impressive living room
- Stunning open plan lifestyle room featuring very stylish Wren kitchen offering an excellent selection of floor and wall units complemented by matching central island/breakfast bar with quartz working surfaces over open plan to flexible dining/family areas including fitted tall storage cupboards with central bench, porcelain tiled floor with underfloor heating and floor to ceiling double glazed windows and oversize double glazed doors to rear sun terrace.
- Matching refitted utility/boot room with refitted cloakroom off
- Impressive first floor master bedroom with built-in wardrobe cupboards and en suite shower room with contemporary white suite
- Second double bedroom with two sets of built-in wardrobe cupboards, third bedroom with family bathroom with white suite
- PVC double glazed windows, mains gas radiator central heating and the remainder of the original builders guarantee
- Front gardens providing hard standing parking facilities for several vehicles leading to detached garage with light and power and eave storage over
- Larger than average and most attractive landscaped rear gardens featuring large natural stone patio/sun terrace with pathway extending to further matching patio, the remainder being laid to lawn surrounded by flower and shrub borders - the whole enclosed by fencing

3  bedrooms

3  receptions

2  bathrooms

Council tax band E

Tenure Freehold

EPC rating B



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## Joyce Way, OX13

Approximate Gross Internal Area = 122.9 sq m / 1323 sq ft

Garage = 18.3 sq m / 197 sq ft

Total = 141.2 sq m / 1520 sq ft

Garden Area = 225.0 sq m / 2422 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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