



174 Whitecross, Wootton OX13 6BT

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# 174 whitecross

**Substantially extended four bedroom semi detached family home offering superbly presented and very flexible accommodation over three floors, well situated within this popular village location complemented by large and attractive south west facing rear gardens complemented by stunning open views.**

## Location




Whitecross is a small hamlet situated approximately two miles from Abingdon town centre with its many amenities. There is a short drive to the A34 intersection offering easy vehicular access to many important communication networks leading both North and South. The popular village of Wootton is only half a mile away which offers an excellent range of amenities including general stores, post office, florist, primary school and church. Useful distances include Abingdon (circa. 2 miles) and Oxford city centre (circa. 5 miles).

## Directions what3words sized.squeaks.lightly

Leave Abingdon town using Stratton Way and take the first turning on the left-hand side onto Bath Street. Continue across the mini-roundabout onto the Wootton Road and proceed across the following large roundabout in the direction of Wootton. On entering Whitecross the property is found a short way down on the left hand side , clearly indicated by the for sale board.



- Inviting entrance hall leading to refitted ground floor shower room
- Delightful front living room with large double glazed bay window and Portugese limestone fireplace, partly open plan to family room
- Impressive and very spacious kitchen/dining room fitted with an extensive selection of bespoke cherry wood floor and wall units complemented by built-in electrical appliances
- Delightful double glazed conservatory providing panoramic views over the attractive rear gardens complemented by glass vaulted ceiling, ceramic hard tile flooring with underfloor heating and double doors to rear gardens
- Four good size first floor bedrooms (two featuring attractive open countryside views and two benefitting from fitted wardrobe cupboards) complemented by large refitted four piece family bathroom with contemporary white suite incorporating wash hand basin complemented by fitted vanity unit, large bath and separate tiled shower cubicle
- Good size converted loft room, offering attractive elevated views and previously used as a double bedroom complemented by eave storage cupboard
- Mains gas radiator central heating and double glazed windows
- Front gardens provide parking facilities for many vehicles leading to integral garage
- Large and attractive south west facing rear gardens featuring patio and lawn surrounded by mature flower and shrub borders - the whole enclosed by trees, shrubbery and fencing before leading onto an attractive open aspect

4		bedrooms	Council tax band	E
3		receptions	Tenure	Freehold
2		bathrooms	EPC rating	F



Large refitted four piece family bathroom with contemporary white suite incorporating wash hand basin surrounded by fitted vanity unit, large bath and separate tiled shower



Delightful double glazed conservatory providing panoramic views over the attractive rear gardens complemented by glass vaulted ceiling









## Whitecross, OX13

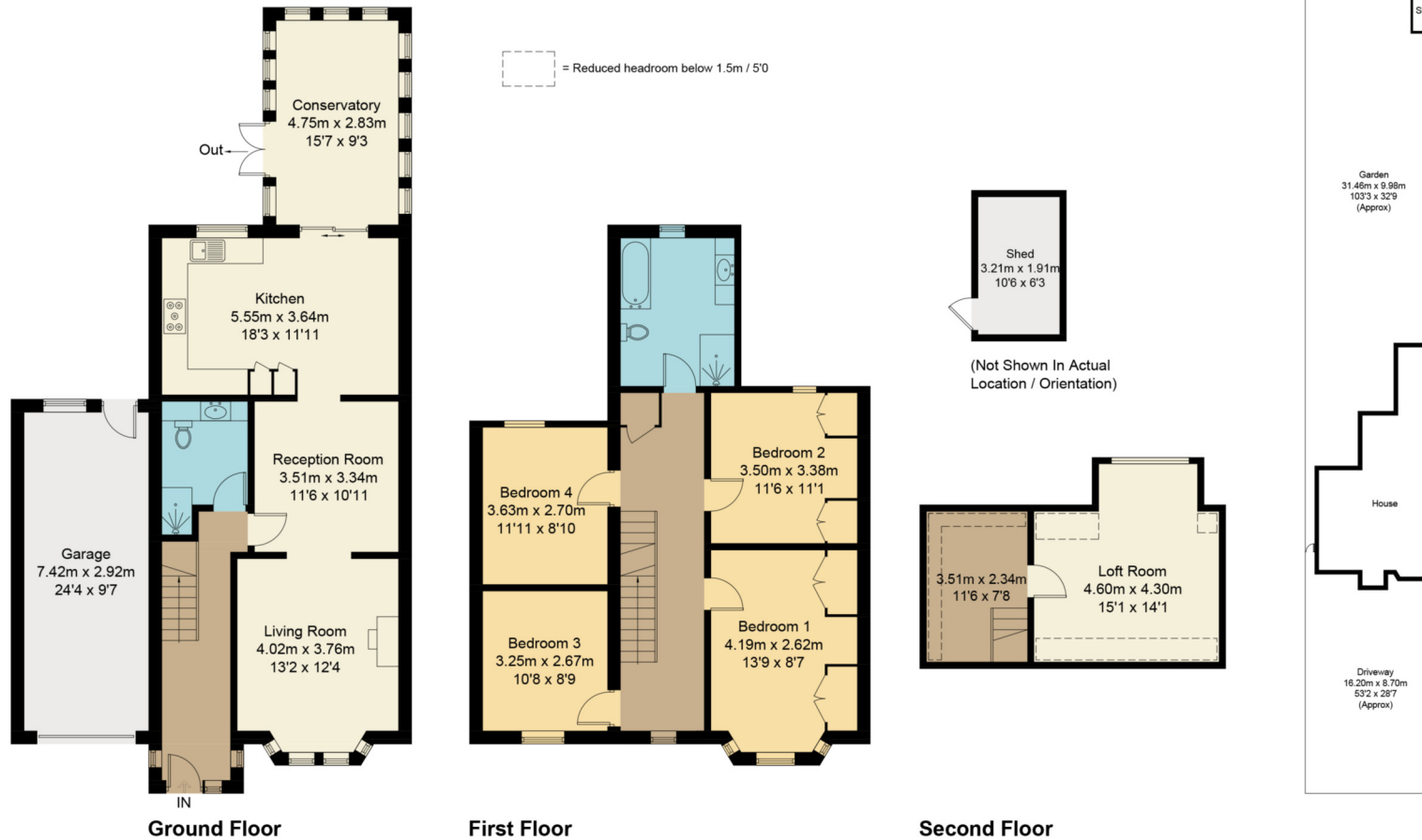
Approximate Gross Internal Area = 183.0 sq m / 1970 sq ft

Garage = 21.8 sq m / 234 sq ft

Total = 204.8 sq m / 2204 sq ft

Shed = 6.1 sq m / 66 sq ft

Garden / Driveway Area = 469.1 sq m / 5049 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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