



43 Miller Place, Steventon OX13 6FX

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## 43 Miller Place

**Stunning three bedroom semi-detached house offering superbly presented accommodation throughout featuring ground floor cloakroom, stylish fitted kitchen and delightful 15' x 15' living room/dining room with double-glazed French doors leading to attractive enclosed rear gardens, well-situated within this small, select village development close to nearby amenities.**

### Location




43 Miller Place is well-situated within this small, select development within the desirable and convenient village of Steventon. The ancient village has an historic causeway and a large and much-used village green. There is an allotment with peppercorn annual rent, a modern village hall, parish church, primary school and the village offers many amenities including a large general store with post office, several public houses, food takeaway outlets and sports club. The 18-hole golf course is less than a mile away in the neighbouring village of Drayton and a regular bus service runs through the village. Steventon is well-placed for Abingdon (circa. 3.8 miles), Oxford city (circa. 12.2 miles) and Didcot (circa. 4.1 miles). From Didcot Parkway there is a direct train to London Paddington approx. journey time 45 minutes).

### Directions what3words – ourselves.duos.pickup

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, Field Gardens is situated a short way down on the right hand side, directly opposite the large village green. Take the first turning on the left hand side after the bakery onto Miller Place where No. 43 is found a short way down on the left hand side, clearly indicated by the 'For Sale' board.



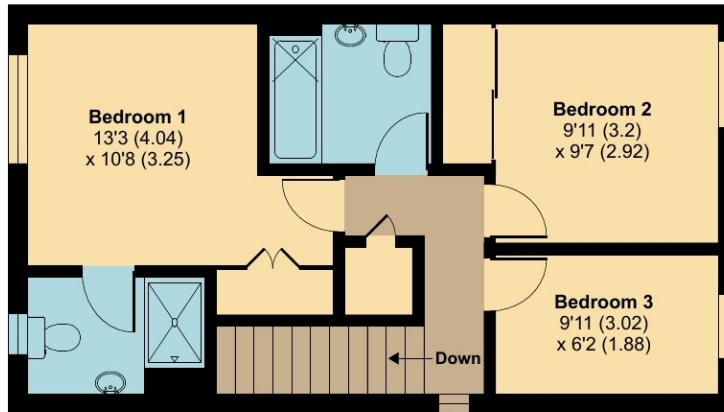
- Inviting entrance hall leading to ground floor cloakroom and stylish fitted kitchen offering an excellent selection of units and many built-in appliances, recessed ceiling lighting and hard tile floor
- Delightful 15' x 15' open-plan living room/dining room with double-glazed French doors leading to attractive rear gardens
- Spacious master bedroom with built-in wardrobe cupboards and contemporary en-suite shower room
- Two further bedrooms and family bathroom with contemporary white suite
- Double-glazed windows, mains gas radiator central heating and the remainder of the original builders guarantee
- Front gardens providing block-paved parking facilities for several vehicles (space to build a garage)
- Attractive landscaped rear gardens featuring patio, lawn, delightful covered decked terrace and fully insulated garden office with light and power - the whole enclosed by panel fencing

3		bedrooms	Council tax band	D
1		receptions	Tenure	Freehold
2		bathrooms	EPC rating	B

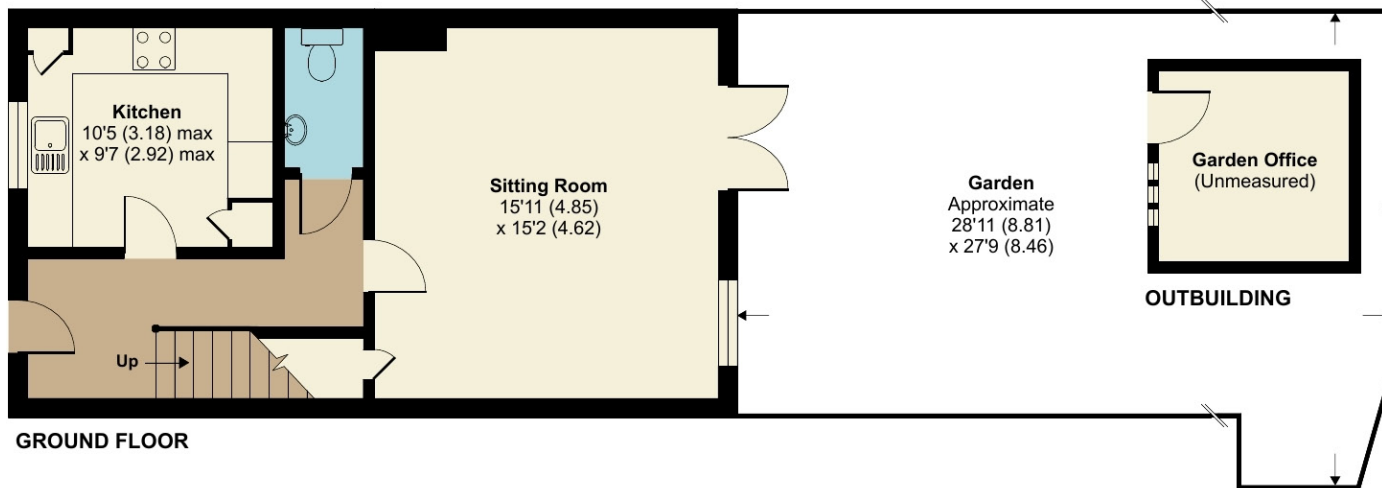
# Miller Place, Steventon, Abingdon, OX13

Approximate Area = 996 sq ft / 92.53 sq m (excludes outbuilding)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Hodsons. REF: 747824

