



17 High Street, Culham OX14 4NB

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17 High Street

Impressive four/five bedroom property in this sought after village location by the River Thames, close to Abingdon and within easy reach of the highly regarded Europa school, makes this a great home for a growing family. The property offers generous accommodation over three floors whilst boasting a bright open plan family kitchen with bi folding doors leading on to southerly facing gardens overlooking countryside views. The property has been upgraded with an air source heat pump as well as photovoltaic panels to make the home energy efficient, allowing you to reduce your carbon footprint and creating huge savings to your energy bill.

Location

High Street, Culham is a very desirable non-estate location situated in the heart of this small village, surrounded by open countryside and is a short walk from beautiful Thames-side river walks. There is easy pedestrian access to Culham Village Nursery and Pre-school, and the prestigious Culham European School. Public transport, with direct buses to Abingdon, Oxford, and Didcot providing good commuter to Oxford, Reading and London. Easy vehicular access to the thriving town's of Abingdon, Wallingford and Didcot.

Directions

Leave Abingdon via Bridge Street signposted Culham. Continue for approximately one mile before turning right onto the Bury Croft, signposted Culham Village. Proceed for some way before this road, in turn, leads onto the High Street, where No. 17 is clearly indicated by the 'For Sale' board.



- Spacious entrance hall leading to the living rooms and family areas
- Inviting living room with wood burner
- Bright open plan kitchen with stylish units, butchers block work surfaces and range cooker opens up to alfresco dining on the sun terrace
- Adjoining the kitchen, opens to a family room, with separate utility and guest WC
- Primary bedroom with fitted cupboards and refitted en-suite bathroom
- Two further good size double bedrooms and study complemented with refitted family bathroom
- Upper floor provides an additional bedroom or space for multi-functional use
- Plenty of parking facilities to the front of the property along with single garage

5  bedrooms

2  receptions

2  bathrooms

Council tax band D

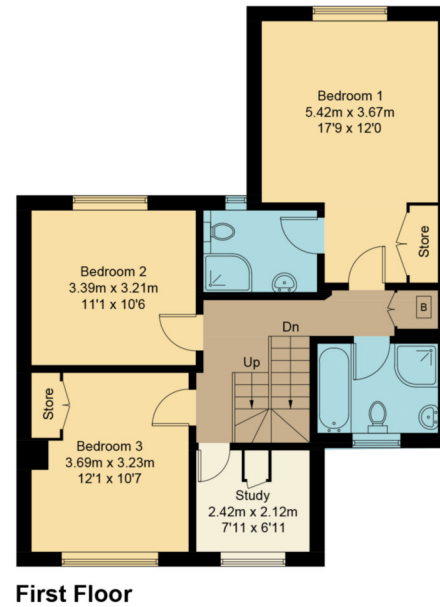
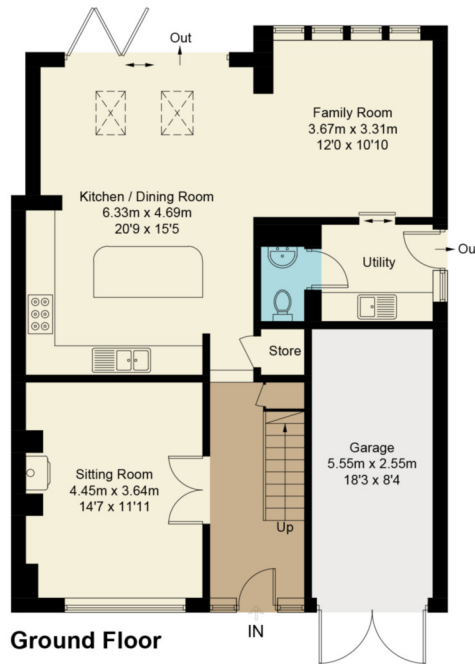
Tenure Freehold


EPC rating B

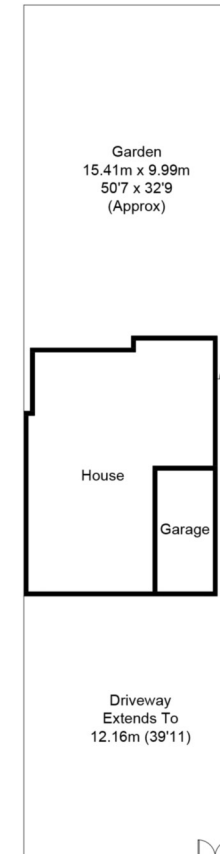
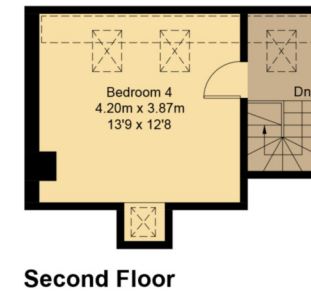


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Approximate Gross Internal Area = 166.5 sq m / 1793 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 180.4 sq m / 1943 sq ft
Garden Area = 291.2 sq m / 3134 sq ft



 = Reduced headroom below 1.5m / 5'0"



Floor plan produced in accordance with RICS Property Measurement Standards.
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