



13 The Glebe, Culham OX14 4ND

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# 13 The Glebe

Substantially extended family home well situated within the heart of this small sought after village offering many features including well equipped kitchen/breakfast room with utility and cloakroom off, separate dining room, spacious front living room with attractive fireplace and delightful double aspect family room with double doors to rear gardens leading onto an attractive open aspect.

### Location




Culham is a small, sought after hamlet offering easy access to nearby riverside walks along The Thames. Other amenities include a village school and the prestigious Europa School. There is also Culham railway station with links to the mainline Didcot railway station and there is a quick vehicular route to the nearby towns of Wallingford (circa. 6 miles), Didcot (circa. 4 miles), Abingdon (circa. 1 mile) and Oxford city centre (circa. 7 miles).

### Directions what3words – issues.homes.pays

Leave Abingdon town centre 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 turning left into The Glebe, where No: 13 is found on the left hand side, found in numerical order.



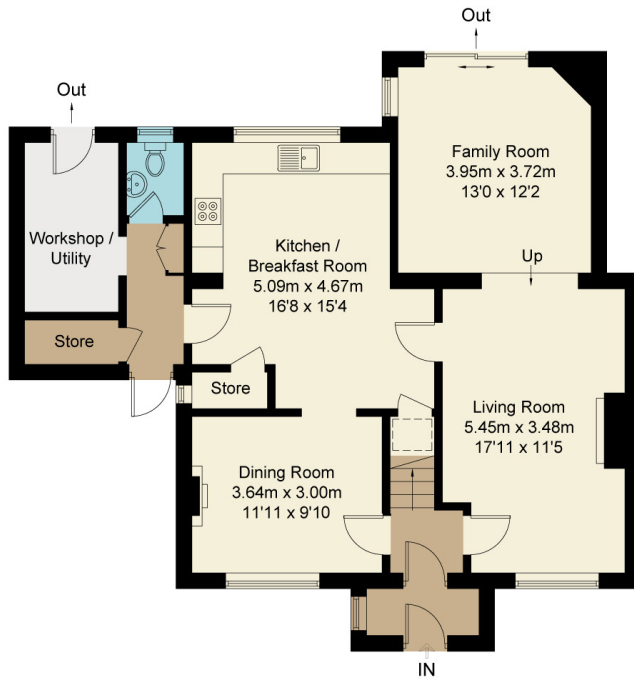
- Spacious front living room with attractive fireplace with inset cast iron log burning stove, partly open plan to delightful double aspect family room with double doors to rear gardens
- Separate dining and spacious and well equipped kitchen/breakfast room complemented by rear porch leading to cloakroom and utility room
- Large first floor main double bedroom (previously two separate bedrooms) and second first floor double bedroom with built in wardrobe cupboards complemented by family bathroom
- Impressive 27' top floor loft conversion divided into two sections and benefits from built in storage cupboards
- PVC double glazed windows, mains gas radiator central heating and the sellers wish to purchase a brand new property, clearly putting the end of chain in sight
- Front gardens providing shared access which in turn leads to large detached wooden garden store (space to build a garage if required)
- Mature westerly facing rear gardens featuring extensive patio providing delightful seating areas before leading onto attractive open countryside

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

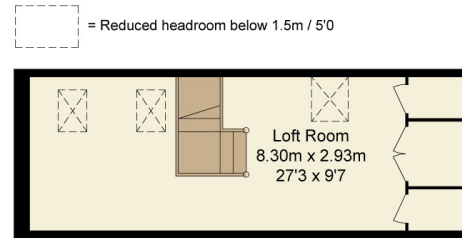


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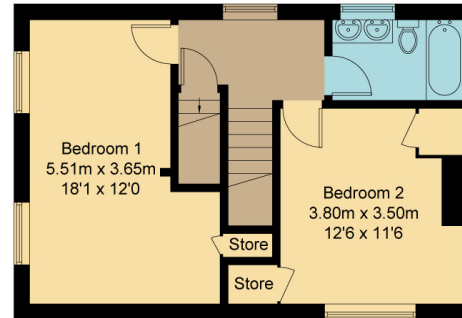
Approximate Gross Internal Area = 158.6 sq m / 1707 sq ft  
Garden Area = 254.9 sq m / 2744 sq ft



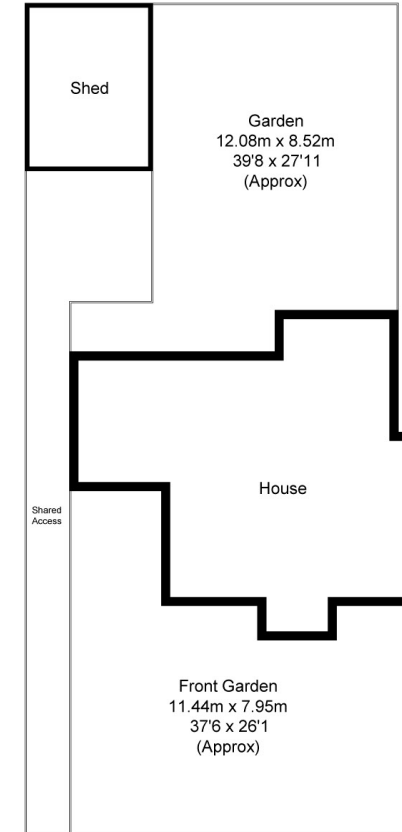
**Ground Floor**



**Second Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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