



1 Fletcher Close, Steventon OX13 6GE



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1 Fletcher Close

Superbly presented nearly new detached family home offering corner plot gardens and located within the highly sought after village of Steventon offering many features including dual aspect lounge, very well equipped kitchen/dining room with doors leading onto part walled west facing rear gardens.

Location

1 Fletcher Close is well-situated on the edge of this small, select development fronting an attractive green. The ancient village has an historic Causeway and the property is a short walk from the well-kept large village green. There is an allotment with peppercorn annual rent, a modern village hall, parish church and primary school. The village offers many amenities including large general store with post office, several public houses, food takeaway outlets and sports club. An 18 hole golf course in neighbouring Drayton is less than a mile away. 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 are direct trains to London Paddington (approx. journey time 45 minutes).

Directions

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, Proceed along the Abingdon Road and take the third turning on the right onto the Hanney Road, take the fourth turning on the left onto Harding Vale, after a short while turn right onto Fletcher Close where the property is clearly indicated by the 'For Sale' board.

Directions: what3words - retrial.unheated.quick



- Welcoming entrance hall leading to cloakroom and very spacious and impressive 17' dual aspect living room with double glazed bay window
- Very well equipped and stylish double aspect 17' kitchen/dining room offering an excellent selection of floor and wall units with many built-in electrical appliances open plan to delightful dining area with French doors leading to attractive west facing rear gardens
- Spacious dual aspect master bedroom with an extensive selection of fitted wardrobe cupboards an en-suite shower room with contemporary white suite
- Further second dual aspect double bedroom and third bedroom currently used as a dressing room, complemented by large three piece family bathroom with contemporary white suite
- Mains gas radiator central heating, PVC double glazed windows and the remainder of the original builders NHBC guarantee
- Corner plot front gardens providing hard standing parking facilities leading to detached garage with light and power
- Attractive, west facing rear gardens including porcelain tiled extended patio, well stocked flower and tree borders - the whole enclosed by brick wall and wood fencing, offering good degrees of privacy

| | | | |
|---|---|------------|---------------------|
| 3 |  | Bedrooms | Council Tax Band: E |
| 2 |  | Receptions | Tenure Freehold |
| 2 |  | Bathrooms | EPC Rating B |



Very well equipped and stylish double aspect kitchen/dining room offering an excellent selection of floor and wall units





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 Please recycle me



Fletcher Close, OX13

Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft

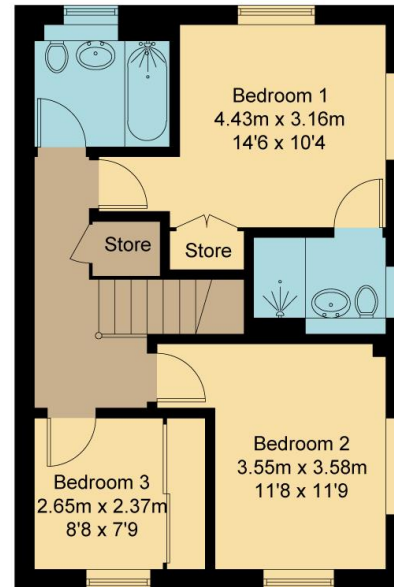
Garage = 19.9 sq m / 214 sq ft

Total = 115.5 sq m / 1243 sq ft

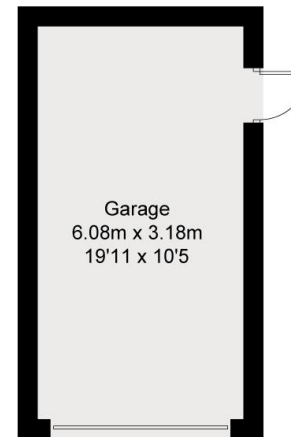
Garden / Driveway Area = 243.8 sq m / 2624 sq ft



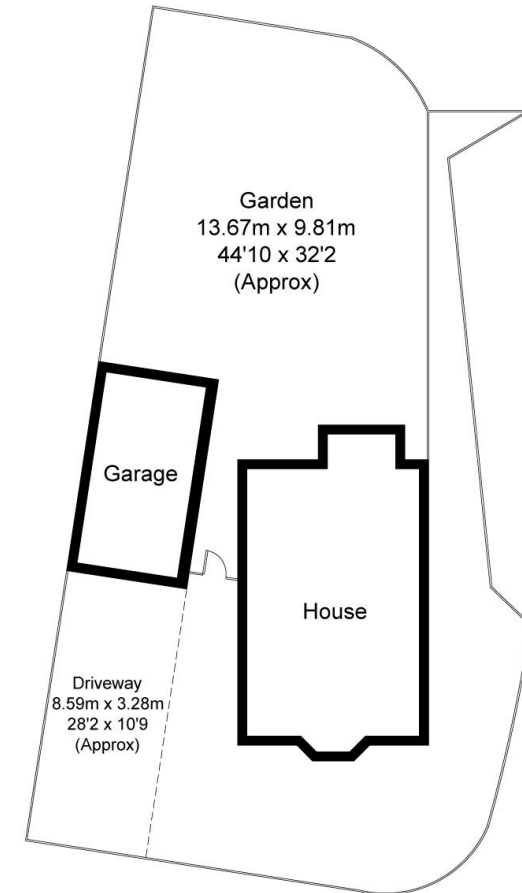
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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