



17 Collington Way, Kingston Bagpuize OX13 5GP

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17 Collington Way

Stunning three bedroom detached family home offering superbly presented accommodation throughout including spacious living room, an impressive extended open plan kitchen/dining/family room well situated within this highly sought after village development complimented by landscaped gardens and garage, sold with no ongoing chain.

Location




17 Collington Way is well situated towards the edge of this select village development recently completed in 2017. Kingston Bagpuize combined with the adjoining village of Southmoor are very popular villages situated in lovely surroundings and host many amenities which including two general stores, post office, church, primary school and public houses. There is an excellent bus service to Abingdon, Witney and the city of Oxford. The villages are convenient for Abingdon (circa. 6 miles), Wantage (circa. 9 miles), Witney (circa. 9 miles) and Oxford city (circa. 10 miles). The nearby A420 provides easy access to Swindon town, the M4 at Junction 15 and via the A34 to M4 at Junction 13 in addition to the M40 Junction 9.

Directions what3words – [songbook.residual.senior](https://www.what3words.com/songbook.residual.senior)

Leave Abingdon on the A415 and proceed through the village of Marcham. At the junction turn right at the traffic lights and then immediately left again onto the A415. Proceed into the village of Kingston Bagpuize, continue across the mini roundabout and take the next turning on the right hand side which in turn leads into Collington Way where No. 17 is found on the left hand side.



- Entrance hall leading to useful cloakroom
- Impressive and extended open plan kitchen/dining/family room offering a selection of stylish floor and wall units complemented by many built in electrical appliances
- Spacious bay fronted living room
- Spacious master bedroom with built-in wardrobe cupboards and en-suite shower room
- Two further bedrooms and contemporary three piece suite family bathroom
- Double glazed windows, mains gas radiator central heating, remainder of the original builders guarantee and the property is sold with no ongoing chain
- Well maintained landscaped rear gardens featuring patio and lawn area fully enclosed by fencing with gated rear access
- Detached garage and hard standing parking facilities

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



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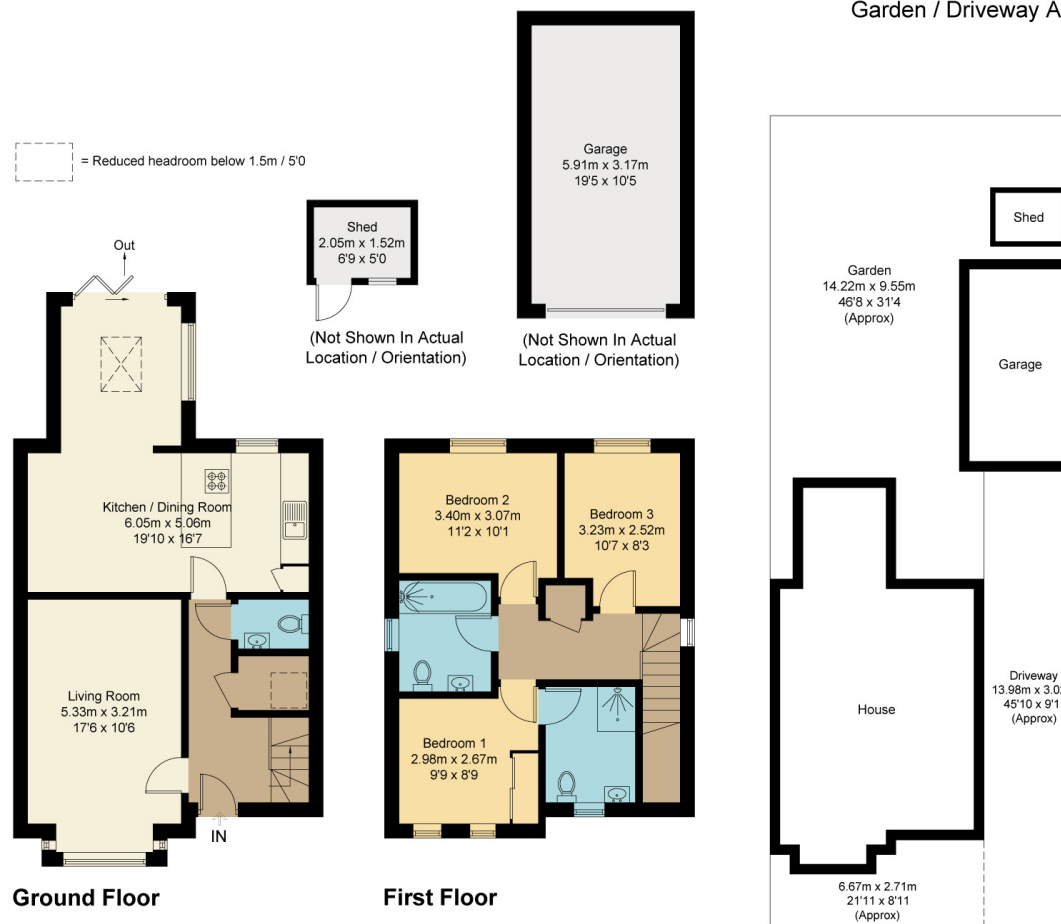
Approximate Gross Internal Area = 100.4 sq m / 1081 sq ft

Garage = 18.8 sq m / 202 sq ft

Total = 119.3 sq m / 1283 sq ft

Shed = 3.1 sq m / 33 sq ft

Garden / Driveway Area = 143.7 sq m / 1547 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.

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