

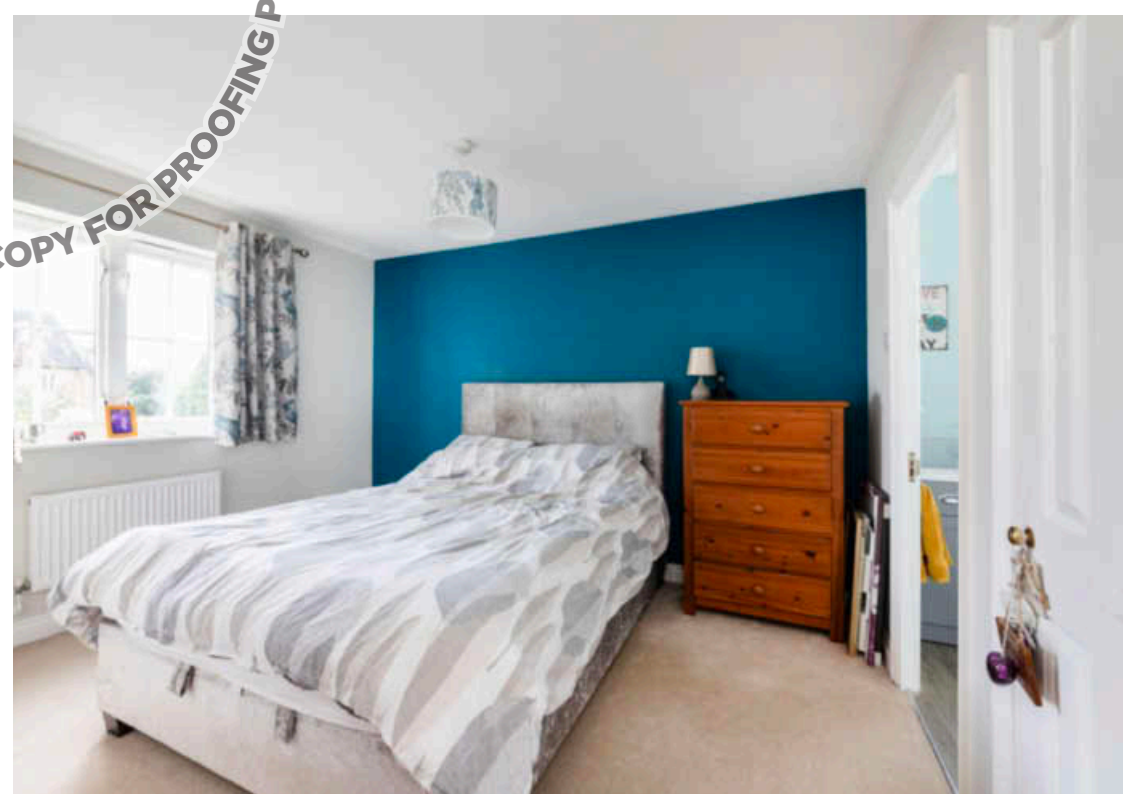
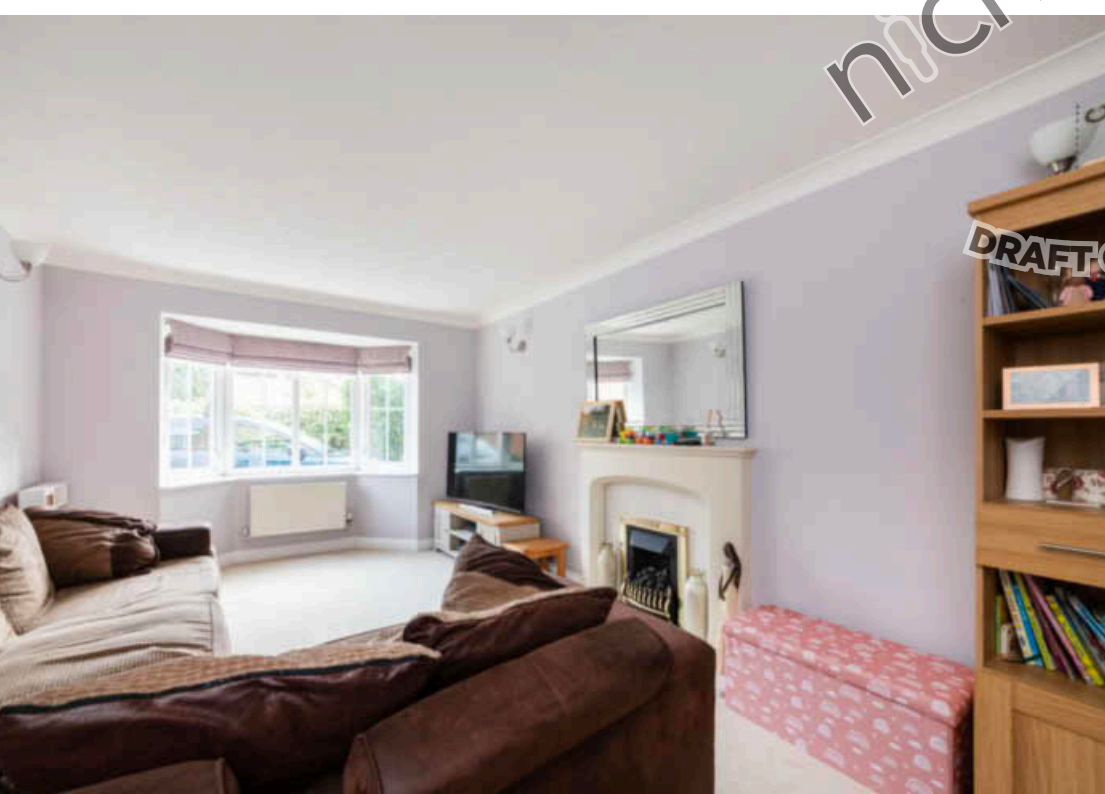


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3 Soden Place, Longworth OX13 5EY

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3 Soden Place

Substantially extended detached family home offering many features including 17' sitting room with bay window and stunning 21' x 17' open plan lifestyle room complemented by separate utility/boot room - both benefitting from underfloor heating, well positioned within the heart of this very popular village close to nearby amenities.

Location

3 Soden Place is situated in a delightful location at the end of this very quiet cul-de-sac towards the edge of the thriving village of Southmoor. The property is within easy walking distance of the villages many amenities which include general store, post office, church, excellent primary school and two public houses. There is a good bus service to Abingdon, Witney and the city of Oxford. Southmoor is conveniently accessed for Abingdon (circa 7 miles), Wantage (circa 8 miles), Witney (circa 9 miles) and Oxford city (circa 10 miles). The nearby A420 provides easy access to the M4 at Junction 13 to Newbury.

Directions what3words – grub.samplers.however

Leave Abingdon on the A415, and proceed through the village of Marcham. At the junction turn right and immediately left again continuing on the A415. Proceed to Kingston Bagpuize and at the mini roundabout turn left onto the Faringdon road signposted Southmoor. Continue for approximately half a mile proceeding into Longworth and turn right into The Paddock. After a short way keep right onto The Paddock again. This in turn leads into Soden Place where the property is found at the end of the cul-de-sac clearly indicated by the "For Sale" board



- Entrance hall leading to ground floor cloakroom and separate 18' sitting room with feature fireplace and bay window
- Stunning 21' x 17' lifestyle room comprising stylish kitchen offering an excellent selection of floor and wall units complemented by matching central island with granite working surfaces over open plan to flexible dining/family areas and double glazed bi-fold opening doors
- Spacious 13' separate utility/boot room (both the utility room and lifestyle room benefit from porcelain tiled flooring with underfloor heating)
- Spacious master bedroom with en-suite facilities and two sets of fitted wardrobe cupboards, two further spacious bedrooms and family bathroom
- PVC double glazed windows and mains gas radiator central heating
- Generous front gardens providing hard standing parking facilities for several vehicles leading to smaller garage
- Well maintained rear gardens featuring patio and lawn - the whole enclosed by fencing

3  bedrooms

Council tax band E

2  receptions

Tenure Freehold

2  bathrooms

EPC rating D



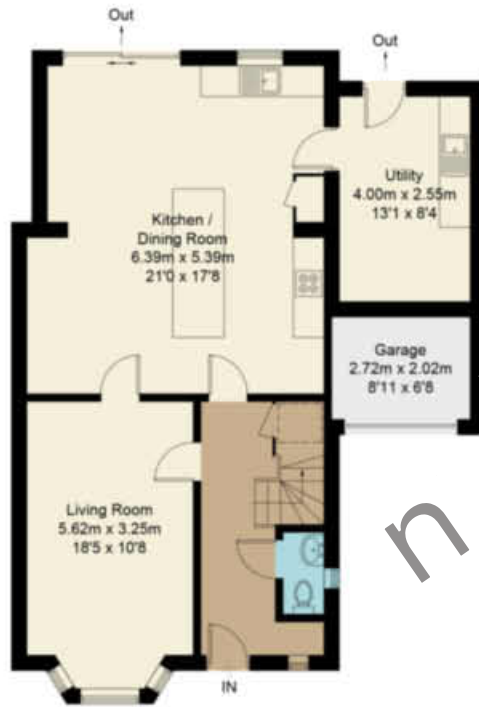
Soden Place, OX13

Approximate Gross Internal Area = 124.0 sq m / 1335 sq ft

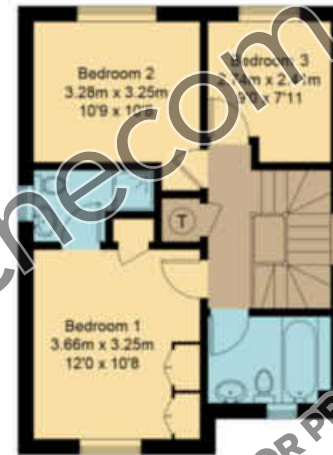
Garage = 5.6 sq m / 60 sq ft

Total = 129.6 sq m / 1395 sq ft

Garden / Driveway Area = 206.8 sq m / 2226 sq ft



= Reduced headroom below 1.5m / 5'0"



Floor plan produced in accordance with RICS Property Measurement Standards.
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