



19 Sandleigh Road, Wootton, OX13 6DP

Guide Price £625,000 Freehold

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The Property

A highly versatile detached family residence set in a larger plot and located in a quiet cul-de-sac in a sought-after village location. This charming property exudes warmth and character, and is both spacious and adaptable, including a sizeable family room with French doors opening out to the large South facing rear garden. This bright and airy living area boasts a high ceiling and large windows leading into a well-appointed open plan kitchen and convenient utility room.

The property comprises two double bedrooms and a bathroom on the ground floor, and three further bedrooms and a large shower room on the first floor. The accommodation can easily be reconfigured to suit varying preferences.

Externally the property benefits from rarely available driveway parking space with ample room to park several vehicles and to the rear, a substantial and beautifully maintained private garden.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway.
- Broadband Coverage: Superfast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.





Key Features

- Large Detached Family Home
- Five Bedrooms
- Bathroom & Separate Shower Room
- Large Rear Garden
- Generous Parking
- Cul-de-Sac Location
- No Onward Chain
- Versatile Accommodation
- Council Tax Band D
- EPC Band: D

The Location

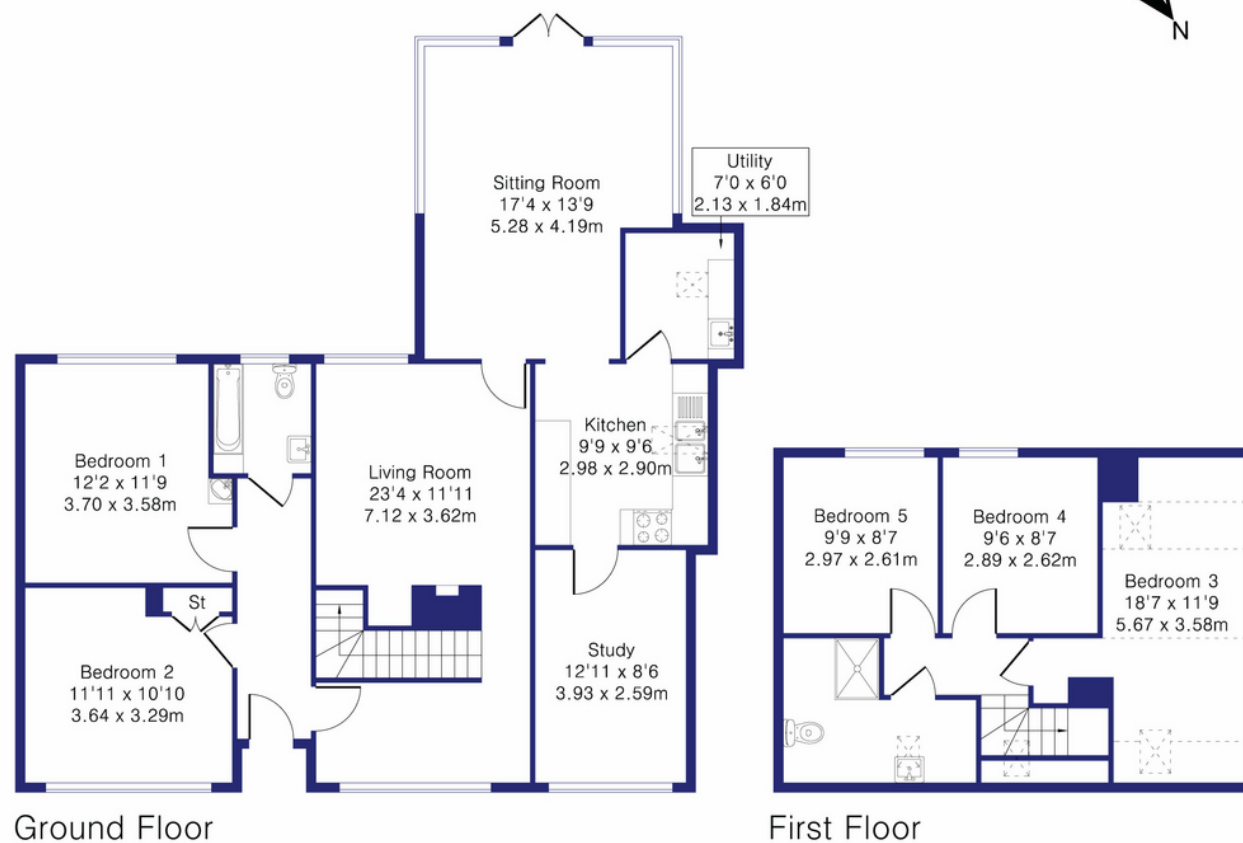
Providing easy access into Oxford via the A420, Wootton provides a public house and good range of shops and services. Abingdon On Thames is an Historic market town providing excellent schooling comprehensive shopping and recreational facilities. There is good access via the A34 to both the M4 and the M40 and regular train services from either Didcot or Oxford to London Paddington. In addition, there are services from Oxford Parkway to Marylebone.



Approximate Gross Internal Area 1577 sq ft – 147 sq m

Ground Floor Area 1116 sq ft – 104 sq m

First Floor Area 461 sq ft – 43 sq m



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