





The Paddock, Southmoor, Abingdon, OX13 5BX

allen & harris

welcome to

The Paddock, Southmoor Abingdon

Allen and Harris are proud to present this 5-bedroom detached property situated in the popular location of Southmoor. This property has the potential to further extend by adding a two-bedroom annexe (Subject to planning permission). Allen and Harris are proud to present this 5 bedroom detached property situated in the popular location of Southmoor. This property has the potential to further extend by adding a two-bedroom annexe (Subject to planning permission). The property is approached via an entrance hall which gives access to the living room, downstairs cloakroom and the kitchen/breakfast room. The kitchen/breakfast room enjoys a range of modern eye and base level units, to include a built in oven a built in hob and extractor fan. Leading on is a substantial living room that measures in excess of 18ft to include double glazed sliding doors giving access to the conservatory. The conservatory is substantial and overlooks the rear garden with a range of double glazed windows and french doors, there is also a door leading through to the cinema room.







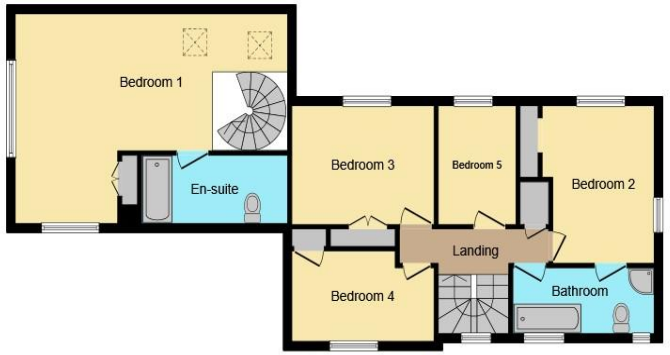




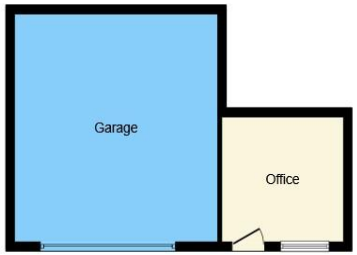




Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Front Garden

Entrance Hall

Reception Room
10' 8" x 18' 9" (3.25m x 5.71m)

Kitchen
18' 9" x 17' 1" (5.71m x 5.21m)

Cinema Room
15' 8" x 21' 2" (4.78m x 6.45m)

Downstairs Cloakroom

Conservatory
11' 4" x 9' 4" (3.45m x 2.84m)

Bedroom One
15' 7" x 21' 6" (4.75m x 6.55m)

Bedroom Two
11' 8" x 9' 2" (3.56m x 2.79m)

Bedroom Three
11' 10" x 8' (3.61m x 2.44m)

Bedroom Four
11' 11" x 8' 8" (3.63m x 2.64m)

Bedroom Five
7' x 8' 8" (2.13m x 2.64m)

W/C

Rear Garden

Outbuilding

welcome to

The Paddock, Southmoor Abingdon

- 5 Bedroom Detached Property
- Southmoor Location
- Downstairs Cloakroom
- Range of Double Glazed Windows
- Cinema Room
- Parking for Multiple Vehicles and Double Garage
- Rear Garden Laid to Lawn
- Home Office

Tenure: Freehold EPC Rating: C
Council Tax Band: F

The cinema room measures in excess of 21ft, with wood flooring and a spiral staircase leading up to the master bedroom suite. The master bedroom suite has a galleried ceiling, with access to the en-suite which has a shower cubicle with integrated shower and a moziac tile feature wall. The remainder of the first floor offers four further bedrooms, two of which have built in wardrobes and a modern family bathroom. To the front of the property is parking for multiple vehicles, a double garage, and offers access to an office, ideal for home working, to the rear is a garden which is laid to lawn and enclosed by fencing.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

offers over

£650,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108117

The Property Ombudsman

Property Ref:
ABI108117 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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