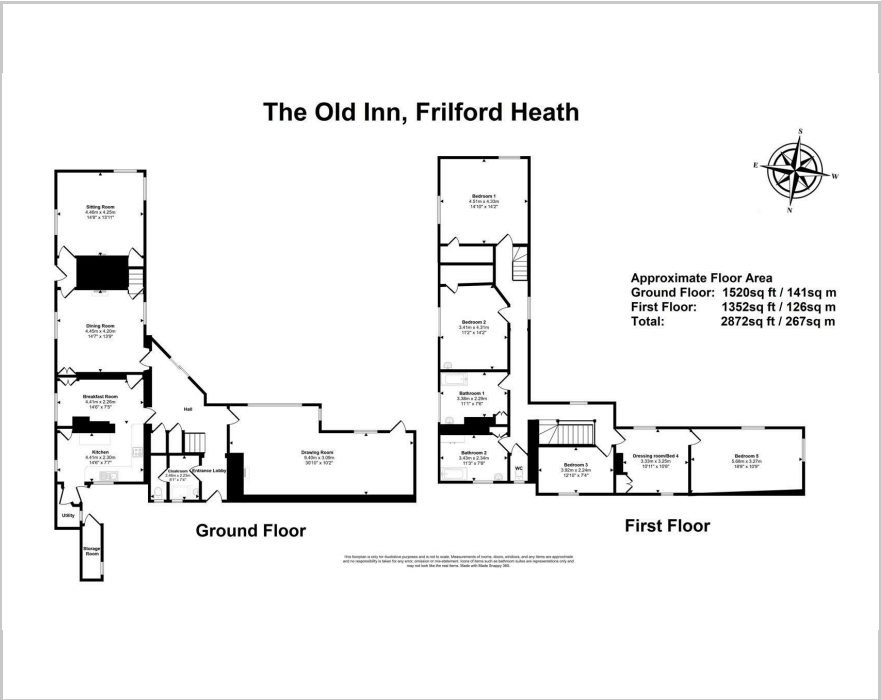


Woodside , Nr. Abingdon, OX13 5QG
Guide Price £1,395,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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A GRADE II LISTED DETACHED 18th CENTURY HOUSE SET IN PRIVATE 3 ACRE GROUNDS

Accommodation

- Atmospheric private partly wooded grounds of just over 3 acres
- A detached Grade II Listed 18th Century house.
- A small detached stone barn within the grounds
- 4 Reception rooms
- 4 Bedrooms + 2 Bathrooms
- Lovely mature 1.7 acre gardens
- 1.4 acre bluebell wood
- Buses to Independent schools in Oxford & Abingdon
- St Hughs, Abingdon School and Cokethorpe schools close by
- Oxford c.8.4 miles Didcot Parkway Station c.9.9 miles

DIRECTIONS: From Oxford proceed south out of the city on the A420 Swindon Road. Passing the Greyhound Public House on your right at Besselsleigh you continue on to a short stretch of dual carriageway. On reaching the roundabout take the first exit on to the A338 signposted Wantage. Proceed past the Oxford Instruments building access on your right and Woodside will be found



Energy Efficiency Rating		Current	Future
Very energy efficient - lower rating scale			
101-125 kWh/m ² per year	A		
81-100 kWh/m ² per year	B		
61-80 kWh/m ² per year	C		
41-60 kWh/m ² per year	D		
21-40 kWh/m ² per year	E		
1-20 kWh/m ² per year	F		
Below 1 kWh/m ² per year	G		
Not energy efficient - higher rating scale			
England & Wales			
EU Directive 2002/91/EC			