

west

THE PROPERTY CONSULTANCY

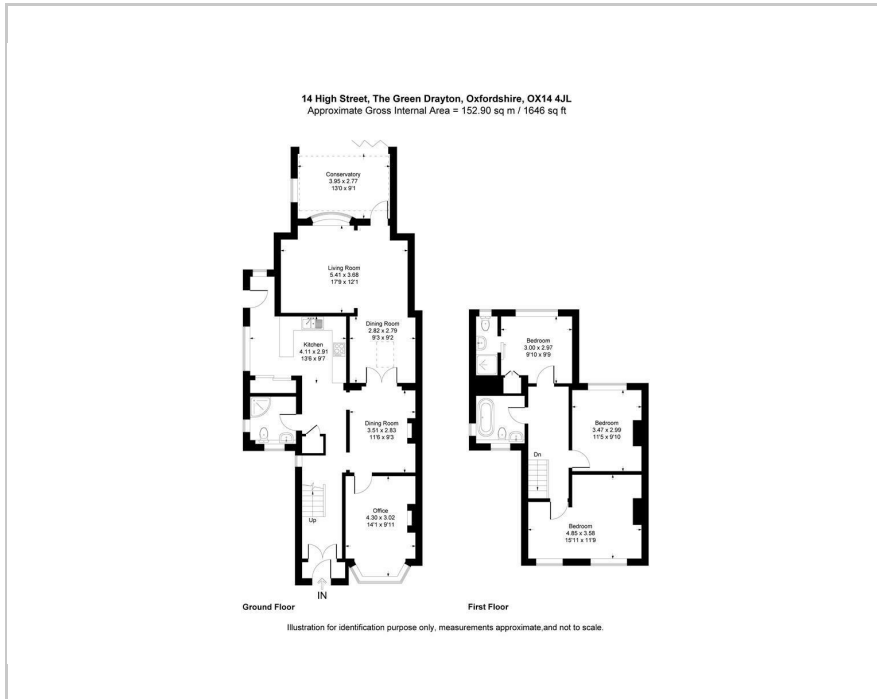


North Villa The Village Green, Nr. Abingdon on Thames, OX14 4JW

Guide Price £615,000



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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A SPECIAL LOCATION ON THE VILLAGE GREEN FOR A STYLISH MID 20th CENTURY BUILT HOUSE

## Accommodation

- A special village green location
- A mid-20th Century built semi-detached village house
- Extended with a stylishly presented interior
- 4 Reception rooms
- A fully integrated kitchen with contemporary cainetry
- Cloaks
- 3 Bedrooms of good scale
- 2 Bath / Shower rooms
- Generous private gardens
- Walk to village shops and pubs. Didcot Parkway: 5.2 miles

Leave the A34 at the Didcot junction and take the turning to Steventon / Wantage. Proceed up the hill to the mini roundabout and turn right to Steventon and proceed through the village to Drayton. In Drayton take the right hand turning at the mini-roundabout in to High Street. Take the immediate right hand turning on to the village green and you will see the Victorian school house ahead of you



Energy Efficiency Rating		Current	Potential
Very energy efficient - best ranking class	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher ranking class	E		
Very energy inefficient - lowest ranking class	F		
Very energy inefficient - lowest ranking class	G		
68 69			
England & Wales			
EU Directive 2002/91/EC			