



THE LAURELS 9 HENWOOD WOOTTON OX1 5JX

Three bedrooms · Two reception rooms & study
Kitchen/dining room · Ground floor shower room & first
floor bathroom · Detached double garage &
outbuilding · c0.3 acre plot · Scope for refurbishment

DESCRIPTION

Situated in Henwood, between Cumnor and Wootton, the property presents an excellent opportunity to acquire a family home with scope for improvement. While the property has been well maintained, it would now benefit from updating, allowing purchasers to create a home tailored to their own tastes and requirements.

The accommodation is arranged over two floors and provides versatile living space. On the ground floor, a welcoming entrance hall gives access to a generous living room with bay window, separate sitting room overlooking the rear garden, kitchen/dining room, study, shower room and two double bedrooms. The layout offers excellent flexibility and may suit those seeking predominantly ground-floor living. The first floor is devoted to a particularly spacious principal bedroom with extensive built-in storage and an adjoining bathroom.

OUTSIDE

The property enjoys attractive and secluded gardens predominantly arranged to the rear, providing a pleasant setting with plenty of space for keen gardeners and families alike. A detached double garage with inspection pit and separate outbuilding/workshop offer excellent storage and potential for a variety of uses, subject to any necessary consents. Ample off-street parking is available on the driveway.

LOCATION

Situated approximately 6 miles south-west of the City of Oxford, Henwood is situated on the edge of Wootton Village, close to the highly regarded Boars Hill area. Wootton provides a range of everyday amenities including

A SPACIOUS DETACHED CHALET-STYLE BUNGALOW OCCUPYING A GENEROUS PLOT IN THIS HIGHLY REGARDED VILLAGE LOCATION, OFFERING FLEXIBLE AND WELL-PROPORTIONED ACCOMMODATION EXTENDING TO APPROXIMATELY 1,705 SQ FT. NO ONWARD CHAIN



a parish church, primary school, public house, parade of shops and community centre. Nearby Cumnor offers further village amenities, including a parish church, two public houses and a village shop, with the property also falling within the catchment area for Cumnor Church of England Primary School. In addition to the extensive facilities available in Oxford, the historic Thames-side town of Abingdon, approximately 4 miles away, offers a comprehensive range of shopping, leisure and recreational amenities. For sailing and water sports enthusiasts, Farmoor Reservoir is also within easy reach. The area is particularly well regarded for its excellent selection of both state and independent schools.

Communications are excellent, with convenient access to the A34, linking to the A40 and M40 motorway networks. Rail services are available from Oxford (London Paddington) Oxford Parkway (Marylebone) and Didcot Parkway (approximately 11 miles), offering regular services London Paddington from around 40 minutes.

Tenure: Freehold with vacant possession on completion
Services: all mains services connected.
Council Tax: Band D
Local Authority: Vale of White Horse District Council
Broadband speeds and mobile phone coverage can be checked here: checker.ofcom.org.uk.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX1 5JX



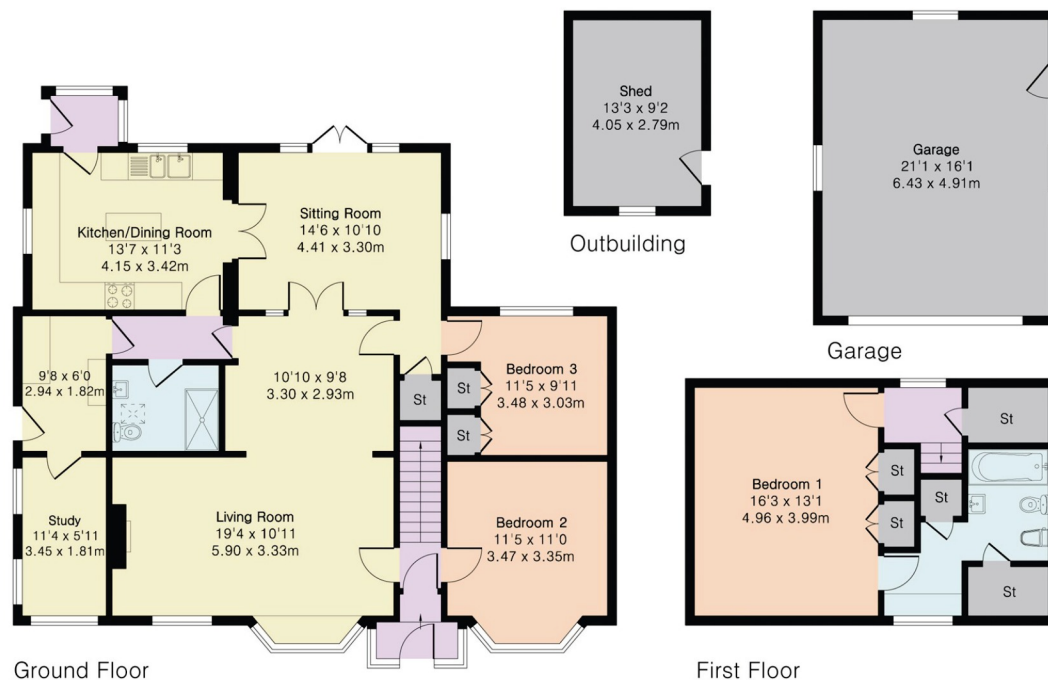
**Approximate Gross Internal Area 1705 sq ft - 158 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1294 sq ft – 120 sq m

First Floor Area 411 sq ft – 38 sq m

Garage Area 340 sq ft – 32 sq m

Outbuilding Area 122 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		69 C
39-54	E	55 D	
21-38	F		
1-20	G		

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