



Oliver  
James





**Lamborough Hill,  
Wootton,  
Nr Abingdon, OX13 6BZ**

**750,000**

**Description**

Individual and stylish detached family home in a non-estate location on the edge of this popular village close to both Abingdon and Oxford.

The light and airy accommodation offers flexibility with its four/five bedroom layout and 1711 sq ft of living space over two floors plus a single garage and a large south west facing garden.

The spacious reception hall gives access to the sitting room, dining room/bedroom five and large kitchen/breakfast room plus a further bedroom and shower room which features a walk-in shower and contemporary fittings. The ground floor has a mix of wooden flooring and tiled flooring with the sitting room having a wood burner and french doors leading out onto the wooden decked area ideal for summer alfresco eating. The useful utility room is accessed from the kitchen.

On the first floor there are three bedrooms, with the principal bedroom having excellent fitted storage, an en-suite shower room and Juliet balcony looking over the rear garden, there is a further bathroom with rolled top bath completing the accommodation on this floor. Central heating is gas to radiators and the property is double glazed throughout.

Outside there is a gravelled parking area to the front accessed via a five bar gate, side access leading to the garage and on to the large rear sunny garden, which is mainly laid to lawn enclosed by fencing and with mature planting in the borders and a mature tree for summer shade. A raised decked social area has direct access from the sitting room.







### Location

Wootton is located under 4 miles from the market town of Abingdon and only c.6 miles from the city of Oxford.

The village offers a perfect blend of rural charm and modern convenience with excellent transport links to Oxford and Abingdon, ideal for commuters.

Families will benefit from top-rated local schools, ensuring quality education. Wootton features a variety of local shops and a close-knit community atmosphere, with regular events and activities, pub and village primary school.

Outdoor enthusiasts will enjoy scenic walks and countryside trails, while the village's green spaces add to its natural beauty including sports pitches. Wootton is a great setting for families, professionals, and retirees, making it a highly desirable place to call home.

### Agent Notes

The property is Freehold.

Mains drainage, gas, electricity and water are connected.

Council Tax is band E with Vale White Horse DC and the EPC Rating is tbc.

The property has not flooded in the last 5 years.

Although the garage is a good single size, the access down the side of the house will only be suitable for smaller vehicles.







## Lamborough Hill OX13

Approximate Gross Internal Area = 159.0 sq m / 1711 sq ft

Garage = 16.90 sq m / 182 sq ft

Total = 175.90 sq m / 1893 sq ft

For identification only - Not to scale

## Oliver James

For further information, please contact:

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