



Oliver
James



28 Hawkins Way,
Wootton,
Nr Abingdon, OX13 6LA

£310,000

Description

Set on the edge of this popular village in an established residential area a three bedroom semi detached house requiring updating throughout

Accommodation consists of a separate hall, two reception rooms, kitchen and brick built store directly accessed from the kitchen.

Upstairs there are three bedrooms one with fitted wardrobes, bathroom and separate W.C.

The property benefits from double glazing and there is electric heating present.

Outside is an enclosed front and rear garden, stocked with numerous shrubs and bushes

Numerous similar homes in the road have been extended and we see the potential for the same subject to normal consents along with a modernisation requirements for the property.





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.

Agent Notes

The property is Freehold.

Mains drainage, electricity and water are connected.

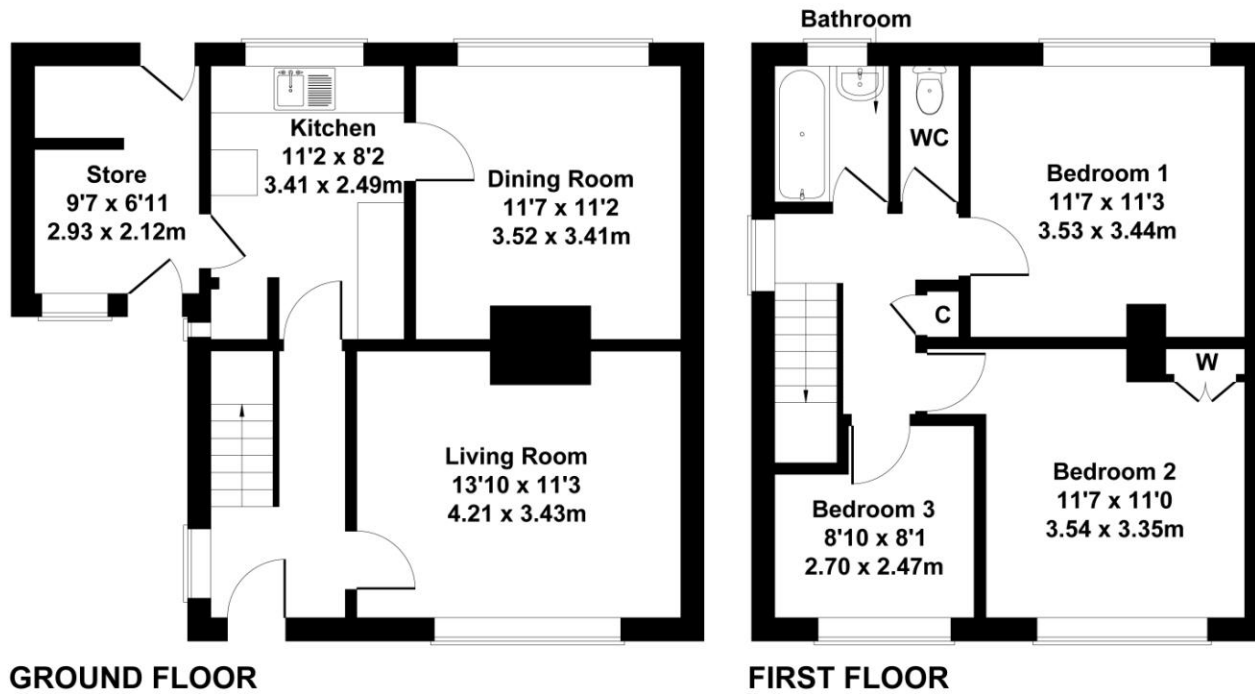
Council Tax is band C with Vale White Horse DC and the EPC Rating is E.

The property has no feedback on flood history to report.



Hawkins Way

Approximate Gross Internal Area
982 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2026
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For further information, please contact:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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