



Abingdon Road, Standlake, Oxfordshire, OX29 7RL

Offers Over £799,950

Abingdon Road, Standlake, Oxfordshire, OX29 7RL

This charming and well-presented four-bedroom detached home, built in 1996, offers an excellent blend of space, style, and potential. Situated in the picturesque village of Standlake, this property is perfect for family living or those seeking a rural retreat with easy access to nearby towns, cities, and transport links. Surrounded by the stunning Oxfordshire countryside, Standlake offers a peaceful lifestyle while maintaining excellent connections to amenities, including the nearby market town of Witney and the historic city of Oxford. The village itself boasts a rich history, with its charming stone cottages, welcoming community, and scenic surroundings making it a truly desirable location.

On the ground floor, the welcoming hallway sets the tone with its bright, open feel and thoughtful layout. The dual-aspect living room is filled with natural light, thanks to its triple-glazed windows and patio doors leading directly to the rear garden. A working fireplace serves as the room's focal point, creating a cosy atmosphere for relaxing or entertaining. Adjacent to the living room, the dining room provides a refined setting for family meals or hosting guests. This elegant space, featuring solid oak flooring, flows seamlessly into a modern conservatory equipped with mains heating, roof blinds, and oak flooring, offering a versatile room for year-round enjoyment.

The kitchen, with its adjoining utility room, is both practical and full of potential. While the current layout is functional, there is exciting scope to reconfigure and open up the space into the dining area, creating a modern open-plan layout. The utility room also provides external access and additional storage, while the refurbished cloakroom completes the ground floor with added convenience. Together, these spaces create a welcoming, highly adaptable area ideal for both day-to-day living and entertaining guests.





Elegant Bedrooms and Luxurious Comforts

The spacious, dual-aspect living room is flooded with natural light, thanks to its triple-glazed windows and patio doors that open onto the beautifully landscaped rear garden. A working fireplace adds a cosy focal point, making this an inviting space for relaxation or entertaining.

The dining room, with its elegant solid oak flooring, offers the perfect setting for family meals or formal gatherings. Connected to the dining room, the modern conservatory is equipped with mains heating, roof blinds, and solid oak flooring, ensuring year-round comfort while enjoying views of the garden.

The spacious, dual-aspect living room is flooded with natural light, thanks to its triple-glazed windows and patio doors that open onto the beautifully landscaped rear garden. A working fireplace adds a cosy focal point, making this an inviting space for relaxation or entertaining.



The dining room, with its elegant solid oak flooring, offers the perfect setting for family meals or formal gatherings. Connected to the dining room, the modern conservatory is equipped with mains heating, roof blinds, and solid oak flooring, ensuring year-round comfort while enjoying views of the garden.

The spacious, dual-aspect living room is flooded with natural light, thanks to its triple-glazed windows and patio doors that open onto the beautifully landscaped rear garden. A working fireplace adds a cosy focal point



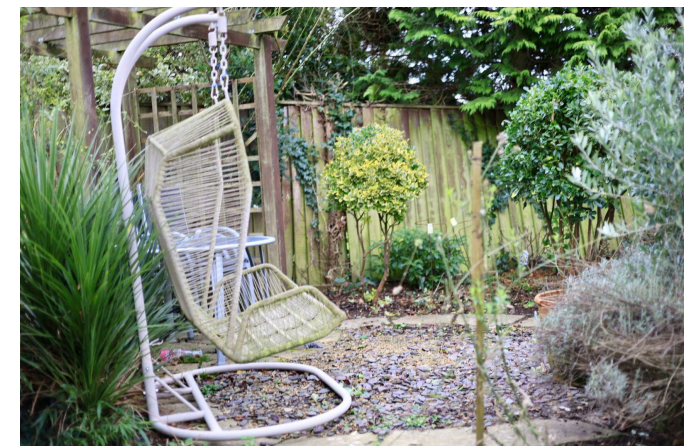
Tranquil Gardens and Village Charm

The outdoor spaces of this property are as impressive as the interior, offering a perfect blend of practicality and charm. A large private driveway provides ample parking for several vehicles, while the double garage with electric doors offers secure parking or storage. The garage is fully equipped with power and lighting, making it a versatile space for a workshop or hobby area.

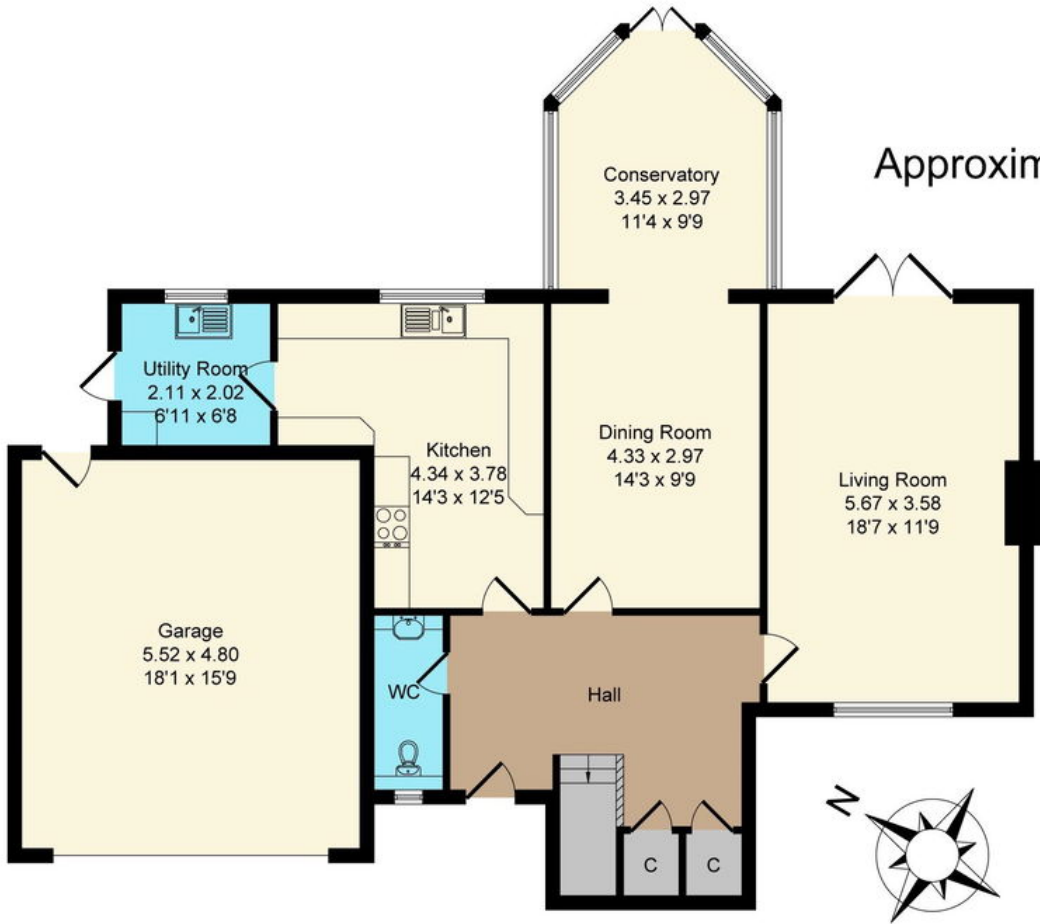
The rear garden is a peaceful retreat, beautifully landscaped to provide a private and tranquil setting. It enjoys a blend of sunlight and shade throughout the day, making it perfect for relaxation or outdoor entertaining. The garden features well-maintained lawns, mature planting, and thoughtfully designed spaces, including a log store and shed for additional storage. With side access on both sides of the property, the outdoor area is both functional and inviting.

Standlake is a quintessential Oxfordshire village combining rural charm and convenience. Surrounded by scenic countryside, the village boasts a strong sense of community, enhanced by local amenities such as a primary school, village shop, and a welcoming pub. Nature enthusiasts will enjoy the nearby Standlake Common Nature Reserve, with its serene walking trails and abundant wildlife.

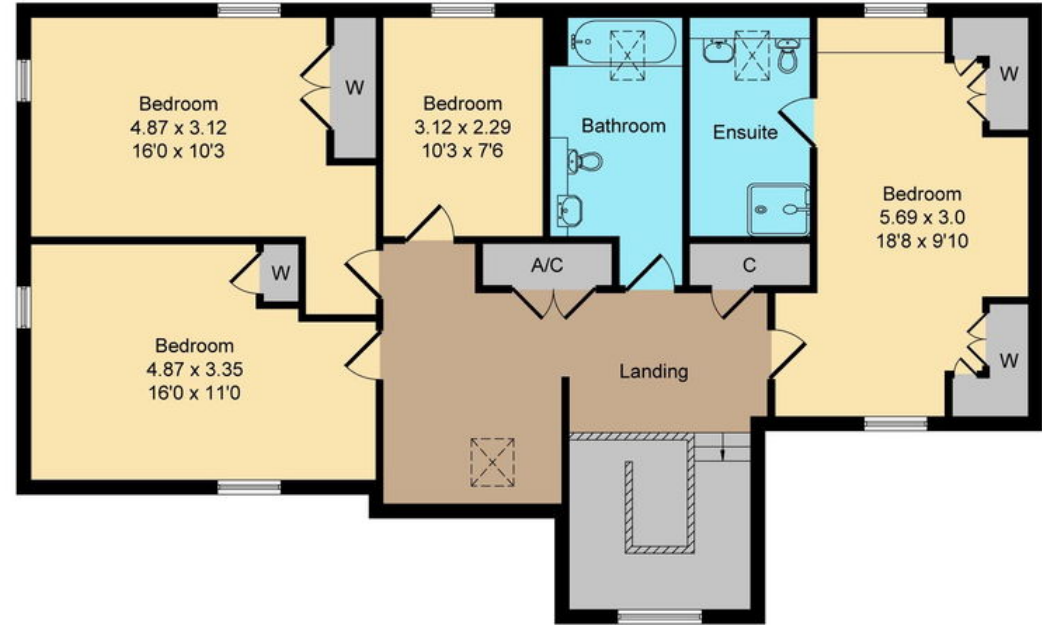
With excellent transport links from Didcot Parkway and Oxford Parkway, as well as easy access to the market town of Witney and the city of Oxford, Standlake provides the perfect balance of countryside tranquillity and urban convenience.



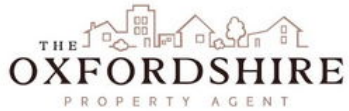
Approximate Gross Internal Area = 203.05 sq m / 2186 sq ft



Ground Floor



First Floor



This floorplan is for illustrative purpose only and is not drawn to scale. Measurement, floor-areas, openings and orientations area approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error of mis-statement. All parties must rely on their own inspections.



Tel: 01993 670 434

Web: www.oxfordshirepropertyagent.co.uk

Email: info@oxfordshirepropertyagent.co.uk