



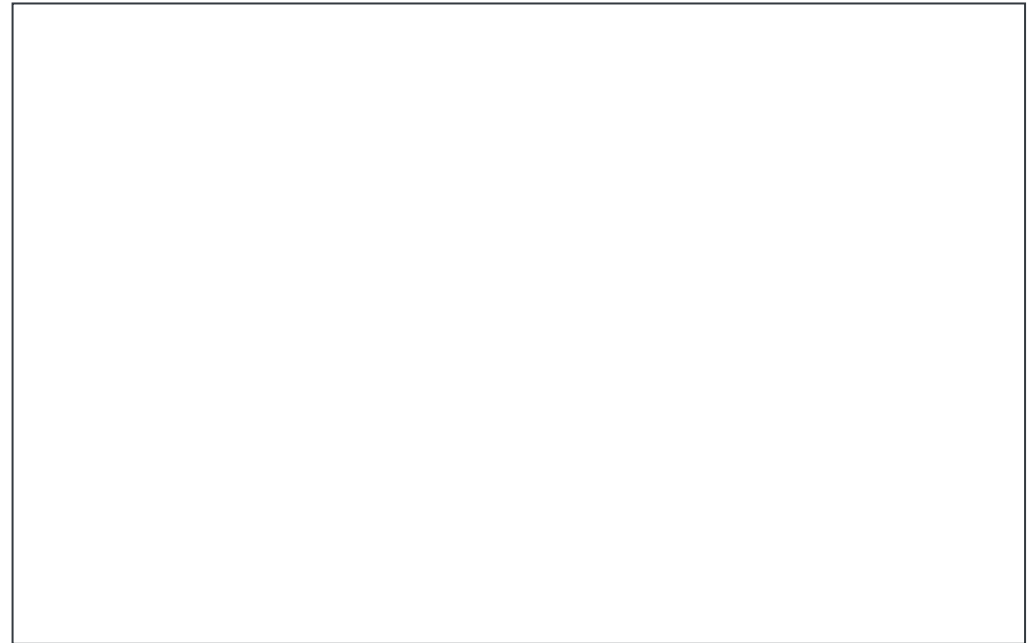
**Whitecross, Abingdon, OX13**

£425,000

# Property Description

Backing on to farm land with pretty countryside views, this property offers lots of potential to extend and create a wonderful village home. The property lies between the village of Wootton and Abingdon on Thames, being conveniently located for access to Oxford City and an onward commute to London.

The property falls within the Sunningwell Church Of England Primary School catchment area and is walking distance to a bus route direct to Abingdon and Oxford City. The town centre benefits from a range of shops, pubs, restaurants and coffee shops. Oxford City can be found just 4 miles North and London can be reached in just under an hour from nearby Didcot Parkway rail station.



## Key Features

- ✓ 120ft rear garden backing on to farm land and paddocks.
- ✓ Potential for a loft conversion and rear extension.
- ✓ Space for a summer house/home office in the rear garden.
- ✓ Gas central heating.
- ✓ Please discuss with us the possibility of the property being sold with no onward chain.



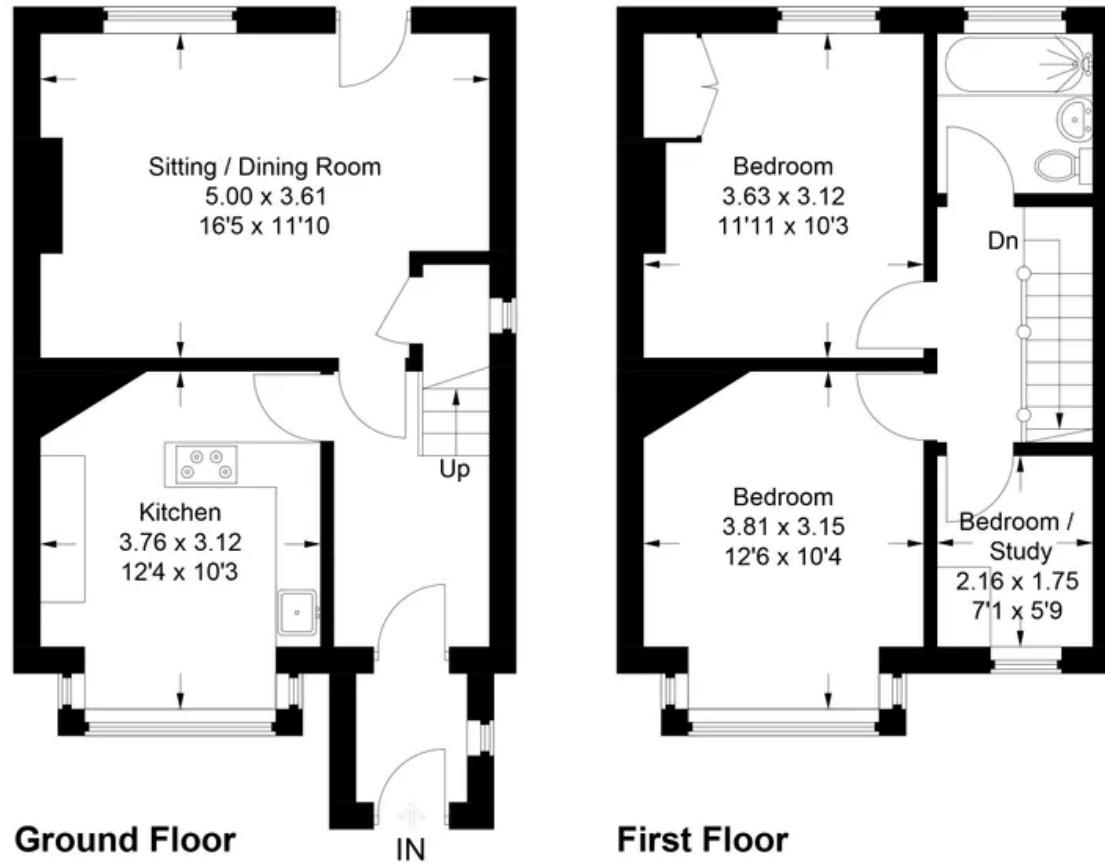






# All

Approximate Gross Internal Area  
Ground Floor = 38.8 sq m / 418 sq ft  
First Floor = 36.3 sq m / 391 sq ft  
Total = 75.1 sq m / 809 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## **Simpsons Estate Agents**

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