



**SEDGEMOOR**  
£700,000

**Carter Jonas**



## **SEDGEMOOR GARFORD ABINGDON OX13 5PF**

- Oxford 10 miles
- Didcot rail station 10 miles
- Abingdon 4.5 miles, Wantage 6.6 miles
- Millets Farm Centre 10 minute walk across the fields

Entrance hall · shower room · reception room · dining room · kitchen · utility · sitting room · conservatory · 3 bedrooms · family bathroom · scope to extend · beautiful gardens · no onward chain · Energy Rating E

### **SITUATION**

Garford is the quintessential rural hamlet based around three farms, two of which continue to be successful agricultural concerns. There is a small village hall, a pleasant open green and a multitude of paths and countryside walks. This peaceful farming community is a haven of tranquillity and yet is within easy reach of Oxford, Didcot rail station, the River Thames, an abundance of excellent schools, both primary and secondary. For shopping, Garford is within a short hop of the market towns of Abingdon, Wantage, Witney and Faringdon while Millets Farm Centre with its wonderful food halls, garden centre, play barn and so much more is just over 2 miles by car.

### **DESCRIPTION**

Sedgemoor sits back from the quiet village lane behind a beautifully tended garden and is just one of three homes built in the 1980's. Since then, the house has been extended to rear but still offers scope to enlarge by converting above the garage and into the loft space subject to the necessary consents. The accommodation briefly comprises an entrance hall, downstairs cloakroom/shower room, utility room, fitted kitchen, dining room, reception room and sitting room leading to the conservatory room looking predominantly south over the garden and fields towards the Downs.

**AN EXCELLENT FAMILY HOUSE, WITH SCOPE TO EXTEND, IN THIS SOUGHT AFTER HAMLET, SET IN PERFECT TRANQUILLITY IN CIRCA 0.2 ACRE OF BEAUTIFUL GARDENS WITH RURAL VIEWS SOUTH TO THE DOWNS.**





Upstairs there is principal bedroom with fitted wardrobe and basin, 2 further bedrooms, both with fitted cupboards, and the family bathroom.

### OUTSIDE

To the front, the three houses share the same access off the village lane and then Sedgemoor has a private gravelled driveway and parking area in front of the garage as well as an attractive and vibrant front garden.

To the rear is the beautiful garden, circa 120ft in depth, backing and looking onto farmland with views across to The Downs. The garden is mainly laid to lawn with flower and shrub borders and surrounded by mature hedging. Also within the garden is a greenhouse and garden shed.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity, private drainage, oil fired central heating

**Local Authority:** Vale of White Horse

**Council Tax:** Band E

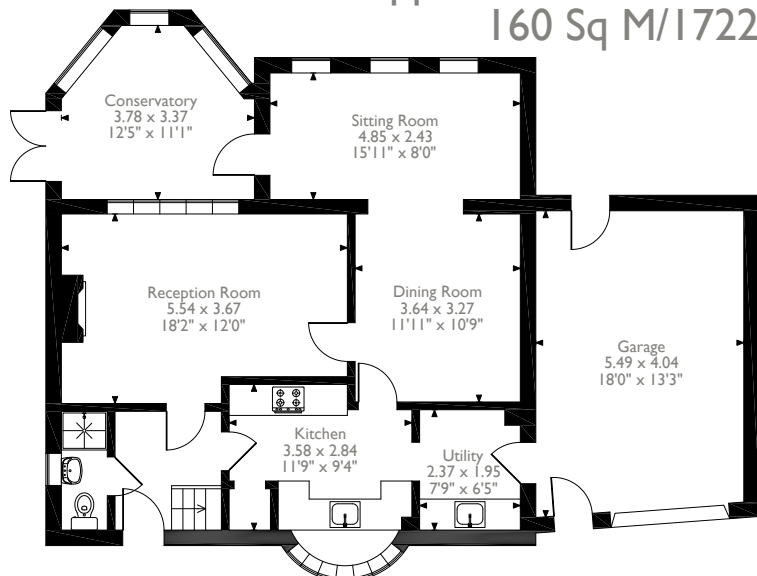
**Viewing:** By prior appointment through the Oxford office  
01865 511444

**Directions:** Please use post code OX13 5PF

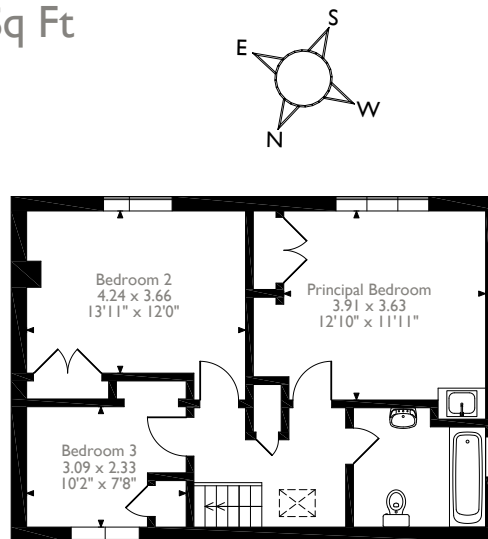




Sedgemoor, Garford, Abingdon, Oxfordshire  
Approximate Gross Internal Area  
160 Sq M/1722 Sq Ft

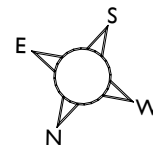


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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