



30 Fogwell Road, Botley, Oxford, OX2 9SB

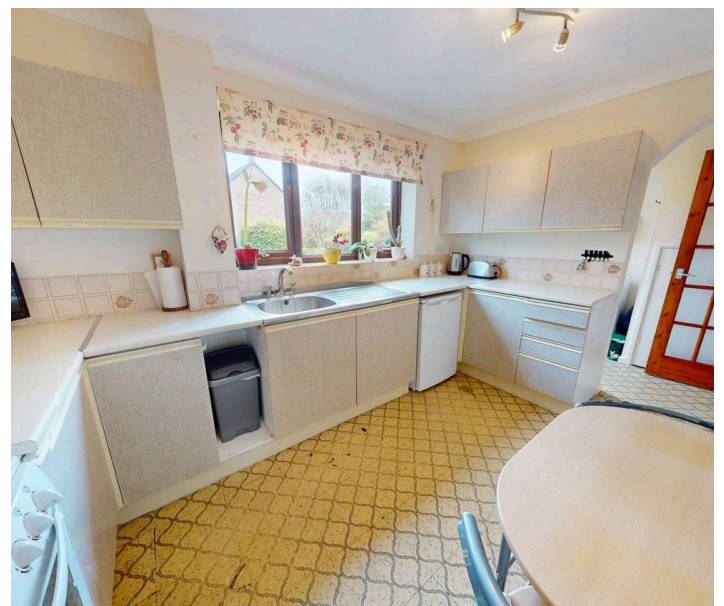
- Chain free
- 4 bedroom detached family home
- Popular residential location
- Large south-facing rear garden on a generous plot
- Private driveway with single garage
- Spacious and versatile layout

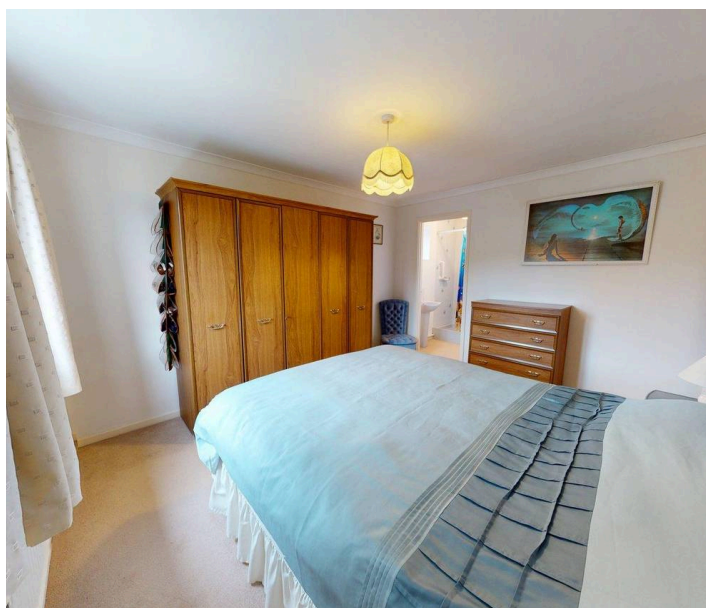
Situated on the sought-after Fogwell Road, this well-proportioned four bedroom detached home is offered to the market chain free, making it an ideal purchase for buyers seeking a straightforward move.

Built by Maclean Homes, the "Balmain" design provides a practical and versatile layout suited to modern family living. The ground floor comprises a welcoming entrance hall, cloakroom, spacious lounge, separate dining room, kitchen, and utility room.

Upstairs, the property offers four bedrooms, including a master bedroom with en-suite shower room, alongside a family bathroom.

A standout feature of the property is the generous south-facing rear garden, occupying one of the larger plots on the estate. The garden has been thoughtfully landscaped with a variety of mature shrubs, trees, lawned areas, and pathways - providing both privacy and an excellent space for families and outdoor enjoyment.





To the front, there is a private driveway leading to a single garage, along with an open-plan garden area.

The property has been well maintained throughout and offers an excellent opportunity for buyers to personalise and update to their own taste over time.

Accommodation & Measurements

Living Room - 11' 3" x 18' 10" (3.43m x 5.74m)

Dining Room - 12' 2" x 10' 7" (3.71m x 3.23m)

Kitchen - 12' 2" x 7' 11" (3.71m x 2.41m)

Utility Room - 6' 3" x 7' 11" (1.91m x 2.41m)

Lower Hallway - 6' 3" x 10' 7" (1.91m x 3.23m)

Upstairs Hallway - 8' 6" x 9' 1" (2.59m x 2.77m)

Master Bedroom - 12' 10" x 12' 7" (3.91m x 3.84m)

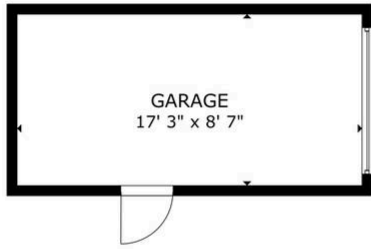
En Suite Shower Room - 4' 1" x 5' 11" (1.25m x 1.80m)

Bedroom 2 - 11' 3" x 13' 1" (3.43m x 3.99m)

Bedroom 3 - 8' 4" x 8' 4" (2.54m x 2.54m)

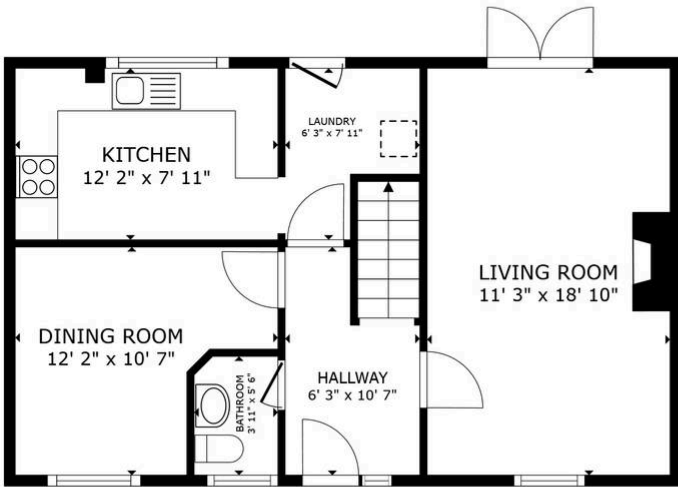
Bedroom 4 - 7' 8" x 9' 5" (2.34m x 2.87m)

Bathroom - 8' 5" x 5' 11" (2.57m x 1.80m)

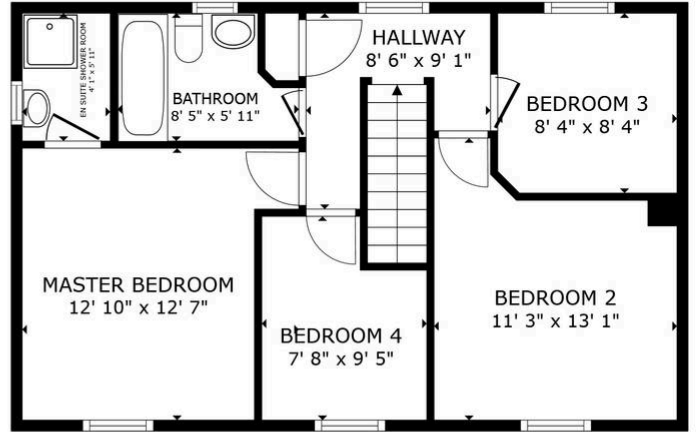


GROSS INTERNAL AREA
EXCLUDED AREAS : GARAGE 148 sq.ft.

OXHOME



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 570 sq.ft. FLOOR 2 571 sq.ft.
TOTAL : 1,141 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

For further information or to arrange a viewing, please contact OXHome on 01865 688839 or email info@oxhome.co.uk. All viewings are strictly by appointment only.

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