





Robinson Road, Boars Hill

Attractive 3/4 Bedroom Townhouse with versatile accommodation, south-facing garden, garage & parking

• Modern Three/Four Bedroom Townhouse • Attractive Corner Plot Position • Versatile Three-Storey Accommodation • Tastefully Presented Throughout • Modern Kitchen with Integrated Appliances • Spacious Dual-Aspect Sitting Room • Principal Bedroom with En-Suite • Ground Floor Study/Fourth Bedroom • South-Facing Garden, Garage & Parking • Convenient Location for Shops & Schools

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23 Robinson Road, Boars Hill Wootton, OX1 5LE

Popular 3/4 Bedroom Townhouse Competitively Priced for an Early Sale

Located on an attractive corner plot, this modern townhouse features a good, practical layout. Constructed in 2006 by the reputable national housebuilder George Wimpey (now Taylor Wimpey), it is set in the heart of this popular, small development.

The present owners have carried out tasteful improvements, which include high-quality wood-effect flooring for durability and ease of maintenance. Arranged over three floors, there is an abundance of natural light throughout, with many rooms enjoying a dual aspect.

The entrance hall leads to a cloakroom, study/bedroom 4 and versatile kitchen/diner. The kitchen is well equipped with a range of modern base and wall cabinets, plus extensive worktops. Integrated appliances include a gas hob, electric oven, extractor hood, fridge/freezer, dishwasher and washing machine. Twin doors open onto the south-facing rear garden.

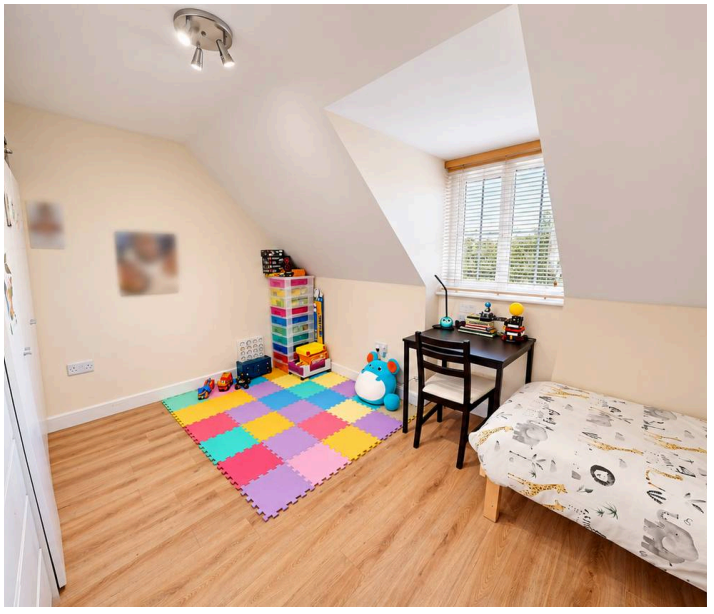
Stairs to the first floor lead to the sitting room, which enjoys a dual aspect to the rear and side, and the principal bedroom. The principal bedroom is a good-sized double with built-in wardrobes and an en-suite shower room.











Stairs to the second floor lead to two further bedrooms, both of a good size, and a family bathroom with a matching suite comprising a pedestal wash basin, WC and panelled bath with shower fitting.

Outside, the rear garden is mainly laid to lawn, fully enclosed and benefits from a side gate. The garage is situated alongside a neighbouring house, with an additional parking space.

This attractive home will appeal to a broad range of buyers looking for easily maintained accommodation, with space for family living and the option to work from home.

Location

The property is located just a few minutes' walk from the local shopping parade on Besselsleigh Road, including shops and takeaway. The recently opened Hickory's Smokehouse offers family dining and entertainment, including a popular children's room. There is also an active community centre.

Dry Sandford Primary School is within easy reach, together with schools in Appleton and Cumnor, plus a range of schools for all ages in Abingdon, with further education available at Abingdon & Witney College.

Regular bus services operate locally, while the A34 and A420 are readily accessible, providing links to Oxford and surrounding areas, including major employers.



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APPROX. GROSS INTERNAL FLOOR AREA 1028 SQ FT 95.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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