

**HIGH STREET, CULHAM, ABINGDON, OXFORDSHIRE, OX14
4NA**

- Four Bedroom Semi-detached family home
- En-Suite Shower Room to Lead Bedroom
- Lounge with Feature Fireplace
- Open Plan Kitchen/Breakfast Room
- Boot Room & Utility Room
- Partially Glazed Family Room
- Southerly facing 70ft Rear Gardens
- Unfurnished

£3,000 per month + permitted payments *

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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PROPERTY DESCRIPTION

A spacious four-bedroom semi-detached family home in the popular village of Culham, within the catchment area for Europa School. The property is presented in a fantastic condition throughout and has been thoughtfully well maintained. Unfurnished, EPC Rating E.

LOCAL INFORMATION

Culham village is on the river Thames and enjoys the benefits of Culham pre-school and primary school as well as being very close to the European School. There is a regular bus service to Abingdon, Didcot, Milton Park and Harwell. Abingdon-on Thames is located 2 miles from Culham, which is a historic market town on the banks on the river with many highly regarded schools. Amenities include pubs and restaurants, gyms, a leisure centre, Waitrose and Tesco and an abbey with beautiful grounds on the banks of the Thames. Abingdon is well placed for transport links, with the A34 providing quick access both north and south. Didcot mainline station is just 5 miles away with a fast link to London Paddington in approximately 45 minutes and trains from Oxford to London Paddington taking about an hour. For local commutes, Culham railway station (approx. 1.5m) provides quick and convenient access to Oxford City.

ACCOMMODATION

Entrance porch, lounge with open fireplace, kitchen/diner, family room, Boot room, study, utility room, four bedrooms with en-suite shower room and further family bathroom.

OUTSIDE SPACE

Circa 70ft southerly facing rear garden with gated side access. A large patio area ideal for entertaining and offering far reaching views over open fields and the River Thames. Ample driveway parking to the front of the property and an integral garage.



LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council- Council Tax Band: E.
Main electricity, water and drainage. Oil fired central heating.

IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

DISCLAIMER

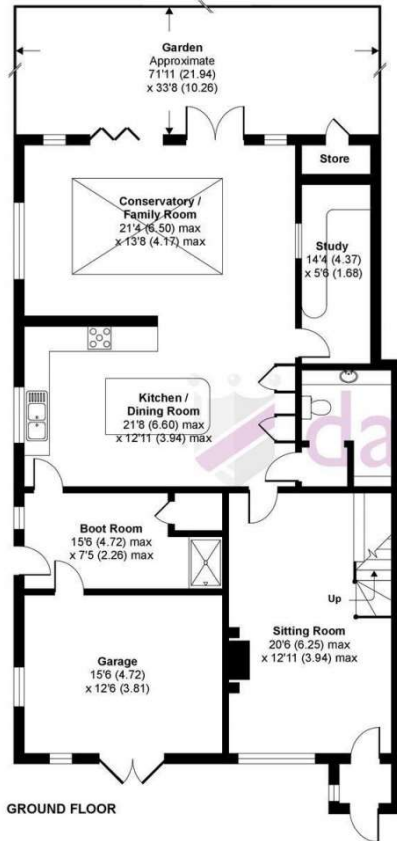
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.







GROUND FLOOR

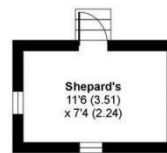
Approximate Area = 2045 sq ft / 190 sq m (excludes store)

Garage = 201 sq ft / 18.6 sq m

Outbuilding = 84 sq ft / 7.8 sq m

Total = 2330 sq ft / 216.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Davis Tate. REF: 781992