



Steventon, Oxfordshire

Carter Jonas

20 JOYCE WAY, STEVENTON, OXFORDSHIRE OX13 6GA

3 reception rooms
Kitchen/breakfast/family room & utility room
5 bedrooms (2 en-suite), family bathroom
Double garage
Driveway parking

DESCRIPTION

Positioned in a prime location with views across open fields, this exceptional family home sits on the edge of the desirable 'Abbots Meadow' development, constructed in 2017 by the acclaimed David Wilson Homes. The development is thoughtfully designed, featuring expansive green areas and a dedicated children's play park, making it an ideal setting for young families. The property offers generous, stylish living spaces complemented by professionally landscaped gardens, carefully designed for both visual appeal and low-maintenance living, creating a tranquil outdoor retreat.

Ground Floor The generously proportioned reception hall sets the tone for this elegant home, with a staircase rising to the first floor and doors leading to the principal living spaces. At the front of the property, you'll find a formal dining room, a versatile study or family room, and a spacious sitting room featuring an inglenook with a wood-burning stove and French doors opening onto the rear garden. A cloakroom is also arranged off the entrance hall.

At the centre of the house lies a stunning open-plan kitchen, breakfast, and family area, designed for both relaxed family living and entertaining. French doors connect this space to the beautifully landscaped rear garden, enhancing its light and airy ambiance. The kitchen is fitted with base and wall units, integrated appliances, and a central island with breakfast bar. Adjacent to the kitchen is a generous utility room offering practical side access to the garden.

First Floor Upstairs, a galleried landing with views over open fields leads to five well-sized bedrooms. Two of these benefit from en-suite facilities, while the remaining three are served by the family bathroom, providing ample space and comfort for a growing family.

IMMACULATELY PRESENTED FIVE-BEDROOM HOME WITH BEAUTIFUL, LANDSCAPED GARDENS, IDEALLY POSITIONED ON THE EDGE OF THIS SOUGHT-AFTER DEVELOPMENT WITHIN THE VILLAGE OFFERING EXCELLENT ACCESS TO DIDCOT PARKWAY AND LOCAL SCHOOLS







Outside

The property is set within, professionally landscaped gardens which have been carefully thought-out and meticulously planned for easy maintenance. The stunning rear garden has been designed to make the most of the sun with a number of seating and eating areas. The borders contain displays of small evergreen, architectural trees and shrubs to provide year-round interest and structure. It is fully planted to provide interest for every season. To the front of the property is driveway parking for several cars leading to the double garage.

SITUATION

Steveton is one of Oxfordshire's prime villages with many fine and notable Grade II listed buildings, a large village green and cricket ground. It has a thriving community with a village shop, active village hall, primary school and 14th century church. The village is located approximately 4 miles south of Abingdon where there is a wide range of shops and services. It is on a major bus route (X2) with quick access to Didcot Station via Milton Park, and to Abingdon and Oxford. Didcot Parkway is about 4 miles away connecting to London Paddington in approx. 45 minutes. The nearby A34 provides an easy connection to Oxford to the north and to Newbury and the M4 to the south. Schooling in the area is also excellent with a wide range of state and private schools.

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the selling agent Carter Jonas – T: 01865 511444

Further information Services: All mains services are connected. Gas fired central heating
Tenure: Freehold

Local Authority: Vale of White Horse District Council

Council Tax: Band G

Broadband speeds and mobile phone coverage can be checked here: checker.ofcom.org.uk. Ofcom checker indicates mobile coverage is good outdoor and variable indoor with standard ultrafast broadband available.





**Approximate Gross Internal Area 2573 sq ft - 239 sq m
(Excluding Garage)**

Ground Floor Area 1361 sq ft - 126 sq m
First Floor Area 1212 sq ft - 113 sq m
Garage Area 398 sq ft - 37 sq m



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IMPORTANT INFORMATION

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Score	Energy rating	Current	Potential
92+	A	87 B	91 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart