

**FOR SALE**



**Joyce Way, Steventon**  
**Guide Price £950,000**

  
**MARTIN&CO**

# Joyce Way, Steventon



**Key Notes:**

- Five Bedroom Detached Family Home built in 2017 by David Wilson Homes
- Two bedrooms with en-suite facilities plus a modern family bathroom.
- Sought-after Abbots Meadow development with views over open fields.
- Spacious sitting room with wood-burning stove and French doors to the garden
- Open-plan kitchen, breakfast and family room with Central Island and integrated appliances.
- Professionally landscaped, low-maintenance rear garden with seating areas.
- Driveway parking for several vehicles and a double garage.
- Well-connected village location near Abingdon and Didcot Parkway station.
- Council Tax Band: G
- Tenure: Freehold



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

Occupying a prime position with views over open countryside, this exceptional family home is located on the edge of the highly regarded Abbots Meadow development, constructed in 2017 by David Wilson Homes. The development is designed with family living in mind, offering expansive green spaces and a dedicated children's play area. The property itself provides spacious, elegant accommodation complemented by professionally landscaped gardens that combine aesthetic appeal with low-maintenance practicality, creating a peaceful outdoor retreat.

On the ground floor, the welcoming entrance hall sets the tone for the home, with a staircase leading to the first floor and doors opening into the principal living areas. At the front, there is a formal dining room and a versatile study or family room, while the sitting room features a charming inglenook fireplace with a wood-burning stove and French doors leading to the rear garden, providing a seamless connection between indoor and outdoor living. A cloakroom is also conveniently positioned off the entrance hall.

The heart of the home is a stunning open-plan kitchen, breakfast and family area, designed for both everyday family use and entertaining. This bright, airy space benefits from French doors opening onto the landscaped garden, allowing natural light to flood in. The kitchen is fitted with a comprehensive range of base and wall units, integrated appliances, and a central island with breakfast bar. A spacious utility room is positioned adjacent to the kitchen, offering additional storage and practical side access to the garden.

Upstairs, a galleried landing with views across open fields provides access to five generously sized bedrooms. The principal and second bedrooms both feature en-suite facilities, while the remaining three bedrooms are served by a modern family bathroom, providing flexible accommodation for families of any size.

The gardens have been professionally designed for low-maintenance living while still offering a beautiful setting. The rear garden features multiple seating and dining areas, well-planted borders with a variety of evergreen shrubs and architectural plants, and has been laid out to take advantage of the sun. The front garden includes driveway parking for several vehicles leading to a double garage.

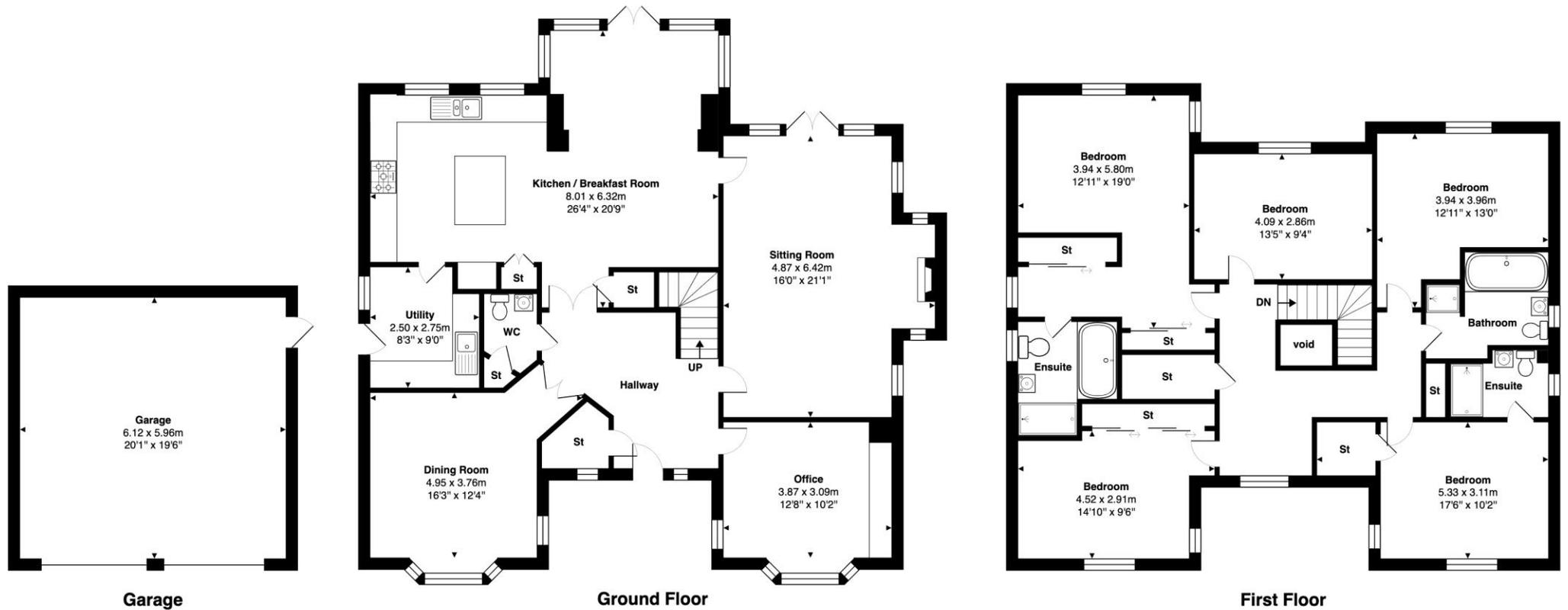




### **About the Area:**

The village of Steventon is one of Oxfordshire's most desirable, with a wealth of historic and listed properties, a large village green, and a cricket ground. The community benefits from a village shop, primary school, active village hall, and a 14th-century church. It is situated around four miles south of Abingdon, which provides a wide range of shops and amenities, and is well-connected by public transport including a major bus route to Didcot, Abingdon, and Oxford. Didcot Parkway station, just four miles away, offers direct trains to London Paddington in approximately 45 minutes, and the nearby A34 provides straightforward road access to Oxford, Newbury, and the M4. The area is also renowned for its schools, including Abingdon School, The Manor Preparatory School, St Helen & St Katharine, St Birinus School, and Didcot Girls' School.





**Approximate Gross Internal Area**

Main House 239 m<sup>2</sup> / 2572 ft<sup>2</sup>  
 Garage 37.5 m<sup>2</sup> / 404 ft<sup>2</sup>  
 Total 276 m<sup>2</sup> / 2970 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



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