



Manor Grove, Kennington, OX1 5QY
£715,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A brand new, extremely stylish and utterly bespoke detached residence of significant quality, providing light and airy, generously proportioned accommodation which is thoughtfully arranged to provide a high degree of flexibility in terms of mix and match versatile reception/bedrooms. Practical, lifestyle and contemporary features are complimented by an impressive range of fixtures and fittings throughout.

The welcoming entrance hall conveys an immediate sense of arrival, with feature staircase leading up to the vaulted first floor landing. The living room is a delight with Bi-fold doors onto the southerly garden. There is a separate dining room/4th bedroom and study/5th bedroom contributing to the multi-purpose usage. The fabulous kitchen/dining/breakfast room is a comfortable home hub with Bi-fold doors to the rear garden.

Vaulted ceilings to the first floor accentuate the sense of proportion to each of the additional three bedrooms. Ground floor cloakroom, en-suite and family bathroom with bath and shower, all incorporate super stylish sanitary ware, with complimenting wall tiling.

Excellent electrical specification, pleasing interior door and architraves, exterior lighting and electric car charging point. Lawned gardens to front and rear, safely enclosed for children and pets with quality gates and fencing. Ample off-road parking.





Key Features

- Efficient air source heating system
- Underfloor heating to ground and stylish radiators to first
- Quality double glazing
- Superbly fitted and equipped kitchen
- High end floor covering
- READY FOR IMMEDIATE OCCUPATION
- Council Tax band: tbc
- EPC Rating: Predicted B



The Location

Pleasantly and conveniently situated in an established tree lined road comprising an eclectic range of well-tended homes contributing to a lovely sense of well-being. Located just to the south of Oxford, to which there is a regular public transport service, and within approx. 3 miles of its vibrant and historic Thameside city centre, with renowned architecturally stunning Universities/dreaming spires, comprehensive shopping facilities and wonderful variety of cafes, public houses, Theatres, Museums, scenic parks and restaurants. Kennington itself, is a medium size village offering a broad range of everyday amenities catering more than adequately for its local and broader community.

There is quick and easy access onto the A34 connecting northbound to the M40 and southbound to the M4

The neighbouring college renowned village of Radley, is just 2 miles to the south with a branch line railway connection to Oxford and Dicot Parkway, which in turn provides a regular mainline connection to London Paddington in a little as 36 minutes.

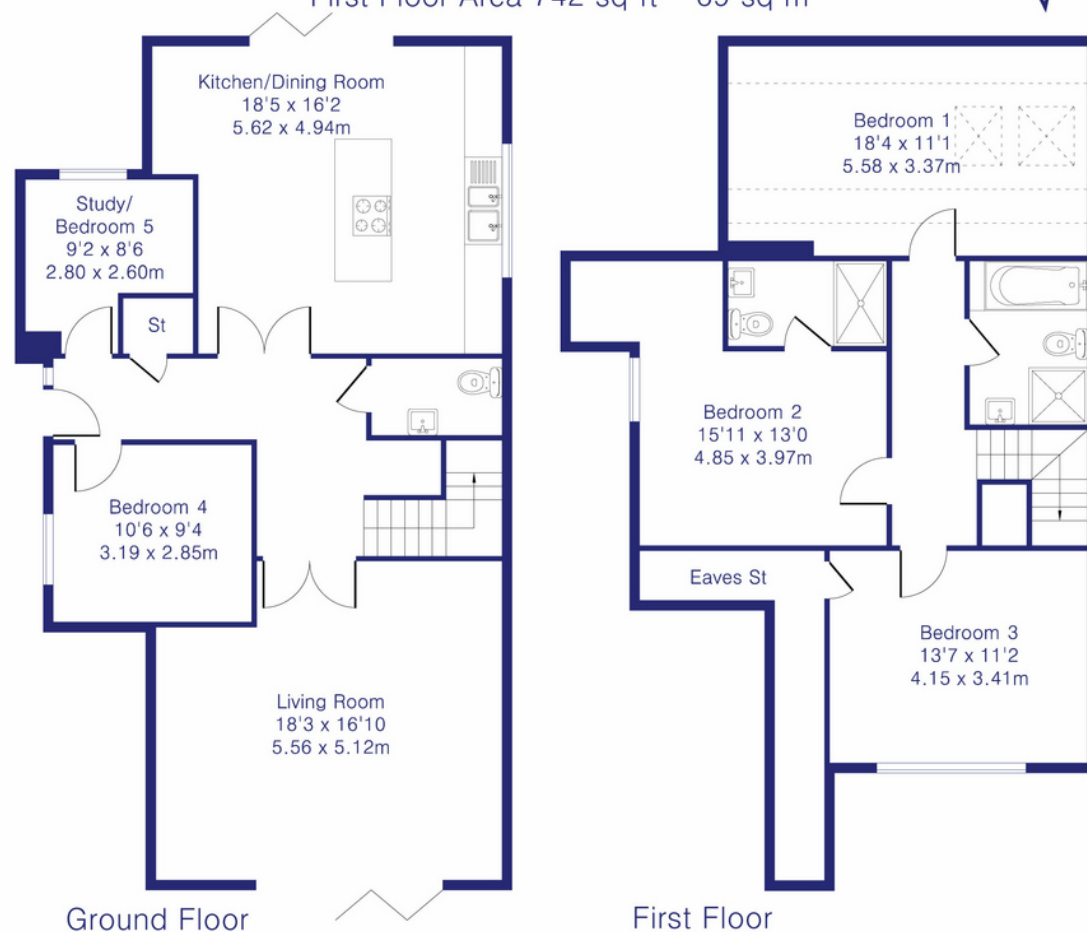


Abingdon is a medieval Thameside market town, providing comprehensive recreational and shopping amenities, in addition to an excellent range of both state and private schools catering for all ages.

Approximate Gross Internal Area 1685 sq ft – 157 sq m

Ground Floor Area 943 sq ft – 88 sq m

First Floor Area 742 sq ft – 69 sq m



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