



20 Summerfields, Abingdon OX14 2PG

**Hodsons**  
...your move, our passion



## 20 Summerfields

**Entrance hall leading to ground floor cloakroom, separate double aspect dining room and large separate living room benefitting from recessed downlights and two large windows overlooking the attractive rear gardens.**

### Location

20 Summerfields is situated in a very quiet and pleasant no-through North Abingdon location and offers easy pedestrian access to many nearby amenities including the much acclaimed Rush Common primary school and Fitzharrys secondary school. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot (circa. 8 miles) with its mainline railway station to London Paddington.

### Directions what3words – ranks.clay.thin

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Proceed across the mini-roundabout onto the Oxford Road. Continue right to the end and turn right at the large roundabout onto Twelve Acre Drive. Take the first turning on the right hand side onto Mattock Way and follow the road round before turning onto Hunter Close which in turn leads to Summerfields. On entering the close keep left where the property is found on the left hand side, clearly indicated by the 'For Sale' board. Please note the garage and hard standing parking facilities are approached from the rear.



- Entrance hall leading to ground floor cloakroom, separate double aspect dining room and large separate living room benefitting from recessed downlights and two large windows overlooking the attractive rear gardens.
- Recently extended and stylishly refitted kitchen/breakfast room offering an impressive selection of floor and wall units complemented by many integrated electrical appliances featuring part vaulted ceiling with several double glazed Velux windows and delightful seating area leading to double doors onto the rear gardens and separate utility room.
- Good size main double bedroom, three further spacious bedrooms (one fitted with an extensive selection of stylish Hammonds furniture including large desk - ideal for those working from home), complemented by refitted family bathroom with contemporary white suite.
- Features include mains gas radiator central heating (recently replaced efficient combination condensing gas boiler) and PVC double glazed windows are fitted throughout.
- Front gardens and well maintained rear gardens featuring patio and lawn - the whole enclosed by panel fencing and brick walling, leading to detached garage with light and power which in turn leads to hard standing parking facilities approached from the rear.
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- Very quiet and pleasant no-through North Abingdon location.

4  bedrooms

2  receptions

1  bathrooms

Council tax band E

Tenure Freehold

EPC rating C



Extended and stylishly refitted kitchen/breakfast room offering an impressive selection units with many integrated electrical appliances and separate utility room



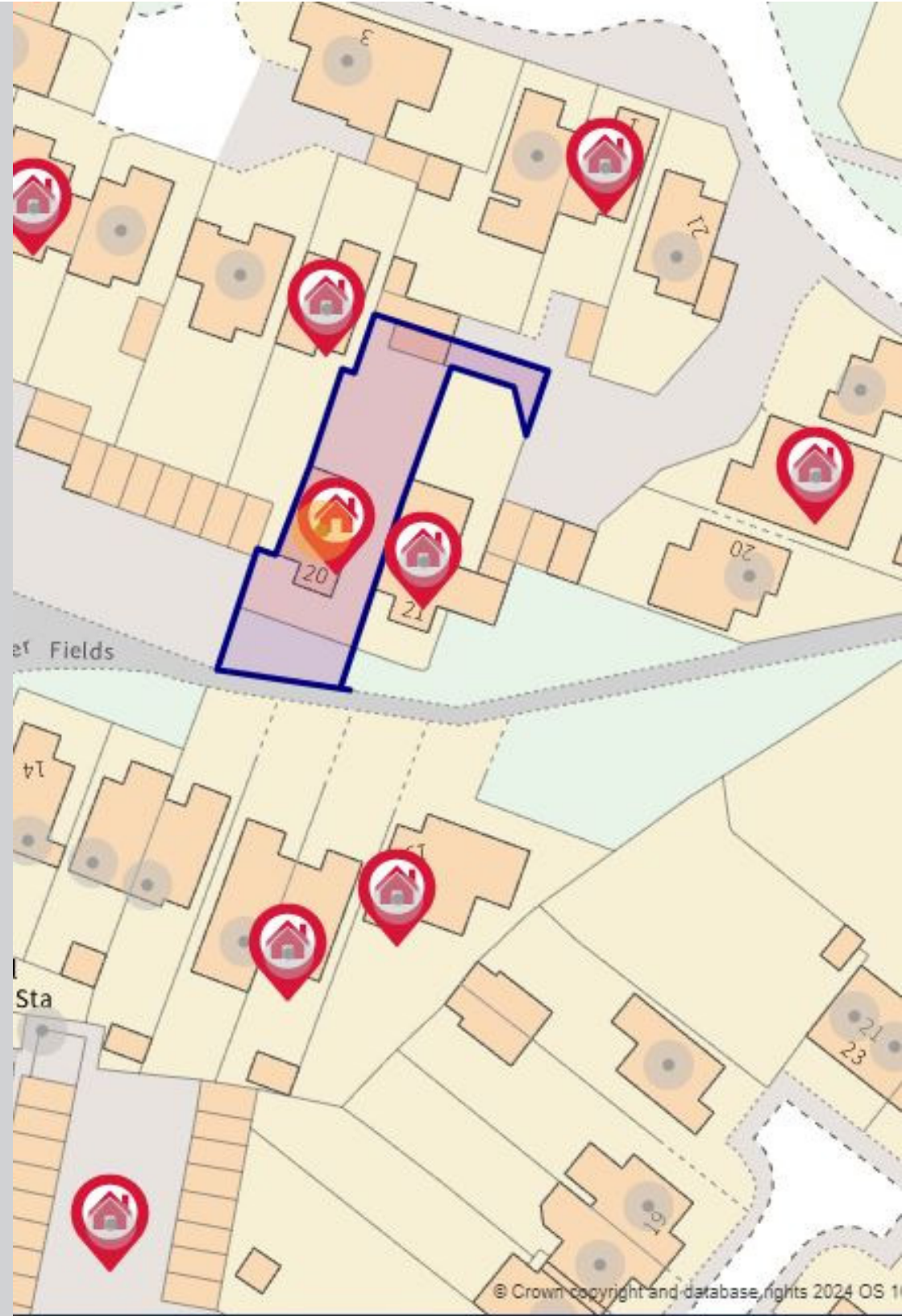




Well maintained rear gardens featuring patio and lawn - the whole enclosed by panel fencing and brick walling, leading to detached garage with light and power







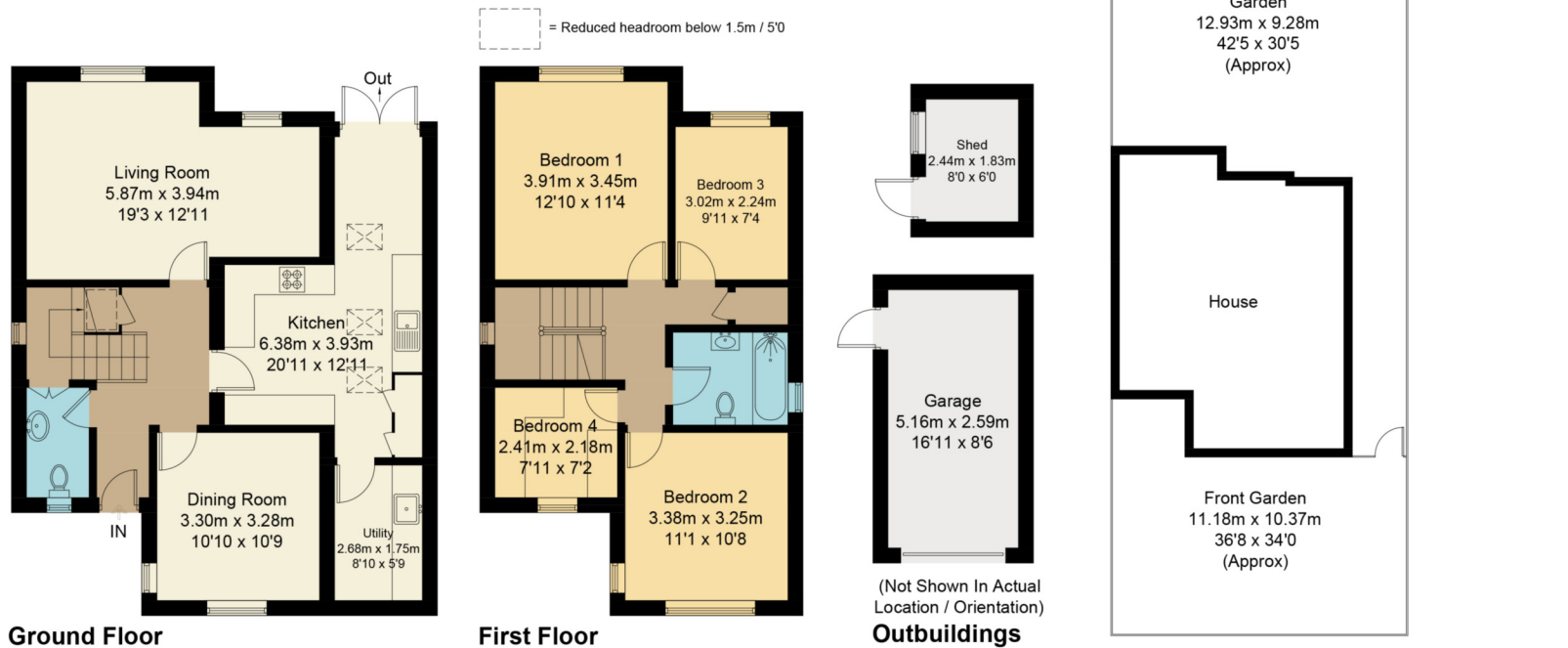






# Summerfields, OX14

Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft  
 Garage = 13.7 sq m / 147 sq ft  
 Shed = 4.7 sq m / 51 sq ft  
 Total = 143.8 sq m / 1548 sq ft  
 Garden & Parking Space Area = 276.6 sq m / 2977 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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