



68 Cothill Road, Abingdon OX13 6QQ

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# 68 Cothill Road

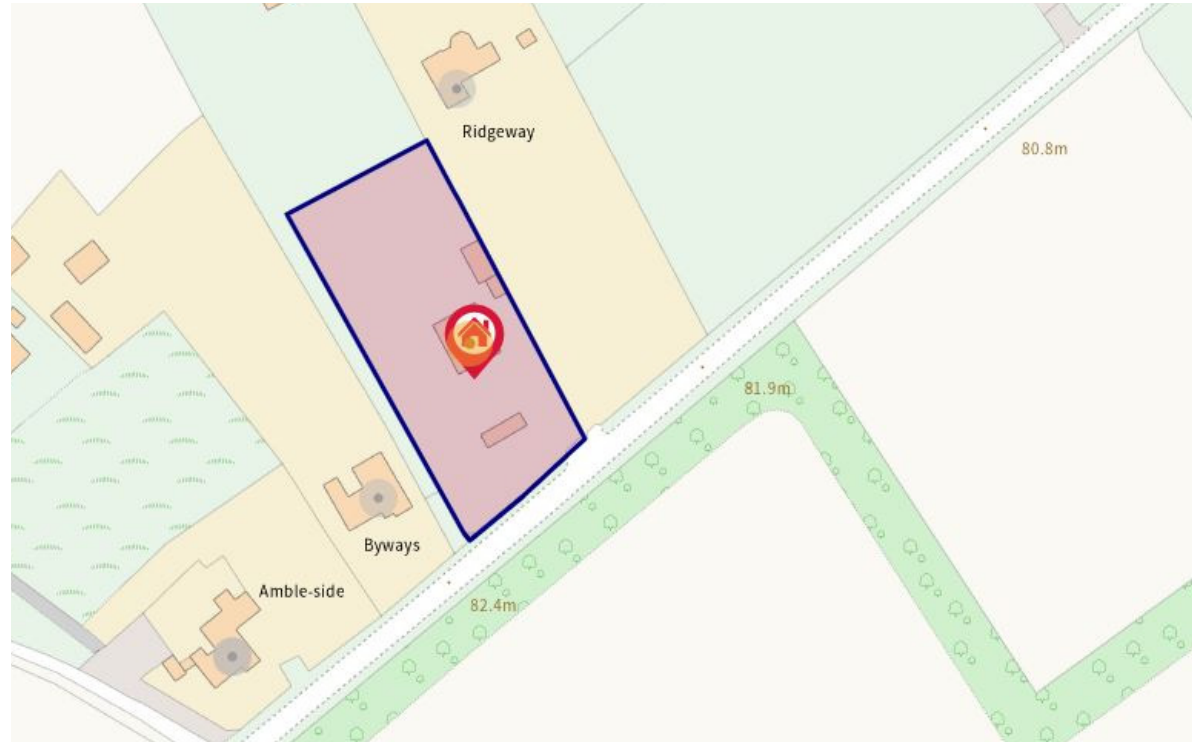
**Substantial and highly individual detached family home boasting circa 4,000 sq ft of fabulous and very flexible contemporary accommodation (nearly completed) over two floors, well situated in a highly sought after semi rural location complemented by large and very wide gardens extending to 0.80 of an acre, complemented attractive open countryside views.**

### Location

68 Cothill Road is situated in a delightful semi-rural location on the edge of this picturesque hamlet just 3 miles west of Abingdon and 6 miles south of Oxford. The historic Thameside market town of Abingdon on Thames provides comprehensive shopping, recreational and educational facilities. There are several excellent pubs and restaurants in the area including The Merry Miller and The White Hart in Fyfield. Highly regarded schools in the area include Cothill House School, Cokethorpe, Abingdon School, Abingdon Preparatory School (only a short walk away), Radley College, Chandlings and St Hugh's. There is a quick route onto the A420 and A34 leading to many important destinations north and south including Abingdon (circa. 4 miles), Oxford (circa. 9 miles) and Witney (circa. 11 miles).

### Directions [what3words](#) – [list.sculpture.lyrics](#)

Leave Abingdon town in a westerly direction along Ock Street and proceed across the double mini-roundabouts onto the Marcham Road. Proceed out of Abingdon, continuing under the A34 flyover and take the next turning on the right hand side onto the A415 signposted Shippon and Cothill. Turn right onto Blackhorse Lane (shortly before the Black Horse Public house) continue to the end and turn left onto the Cothill Road where No. 68 is found some way down on the right hand side, clearly indicated by the "For Sale" board.



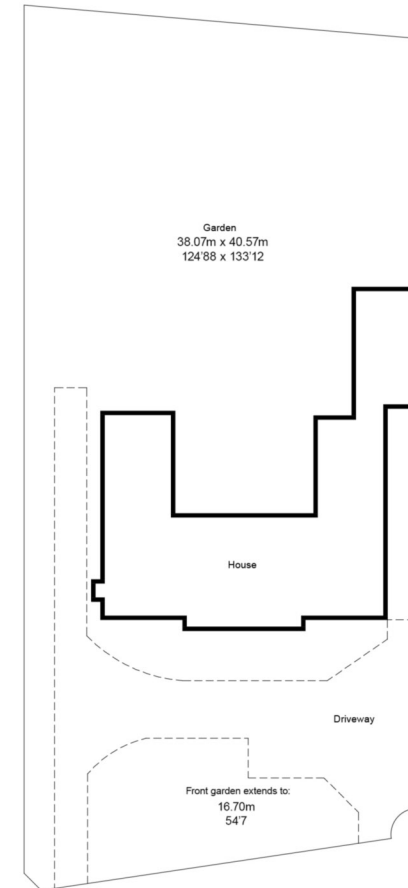
- Large and inviting entrance hall with solid oakwood flooring and underfloor heating (featured throughout the ground floor of the property) leading to cloakroom.
- Stunning 50' x 17' open plan lifestyle room including centrally placed kitchen (yet to be completed) open plan to very flexible living and dining areas complemented by large fireplace and two sets of double doors leading onto the rear gardens.
- Two flexible front separate reception rooms and large rear hall (including large floor to ceiling picture windows providing attractive views) leading to utility room, plant/boiler room, office and several storage cupboards.
- Four spacious ground floor bedrooms, (master with en-suite facilities, yet to be completed) and separate family bathroom.
- The rear hall leads to an attached studio (previously the garage), which has been partly converted and offers great potential to provide annex facilities - if required.
- Light and airy first floor landing leading with large picture window leading to two impressive double bedrooms providing attractive views over the large gardens and beyond, both benefitting from potential dressing rooms and en-suite facilities (yet to be completed).
- Features include underfloor heating (new oiled fired boiler and oil tank), pressurised water system, stylish triple glazed aluminum windows (combined with wood interior) and the property benefits from many high specification electrical wiring/WIFI features.

6		bedrooms	Council tax band	G
3		receptions	Tenure	Freehold
4		bathrooms	EPC rating	TBC



# Cothill Road, OX13

Approximate Gross Internal Area (Excluding Void) = 392.0 sq m / 4219 sq ft  
Garden / Driveway Area = 1665.3 sq m / 17925 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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