



231 Poplar Grove, Kennington OX1 5QT

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## 231 Poplar Grove

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**Stunning and highly individual detached bungalow offering many features including stylish 22' kitchen/dining room and large 21' living room opening onto a fabulous 21' Orangery providing panoramic views over the good size and most attractive gardens situated in a delightful cul-de-sac location towards the edge of this highly sought after village, sold with no ongoing chain.**

### Location




231 Poplar Grove is situated in a delightful non-estate location, towards the edge of this very popular village. There is easy pedestrian access to nearby amenities including schools, shops, church and public house. There is an excellent bus service to both Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 offers a quick route towards many important destinations north and south.

### Directions

Leave Abingdon town centre using the Radley Road and proceed into the village of Radley. Take the first turn on the left hand side signposted Kennington and continue into the village using The Avenue. Take the second turning on the right hand side onto Manor Grove and continue to the end before turning right onto Poplar Grove, where the property is found towards the end on the left hand side.



- Open porch leading to inviting entrance hall complemented by engineered oak wood flooring (extending throughout several of the rooms)
- Stylish and very well equipped 22' open plan kitchen/dining room offering an excellent selection of floor and wall units complemented by many built-in electrical appliances with solid wood working surfaces over and large separate utility room
- Impressive 21' living room with attractive raised contemporary fireplace benefitting from fitted cast iron log burning stove, with double doors to fabulous 21' triple aspect Orangery with two sets of French doors leading to rear gardens complemented by fabulous glass vaulted lantern roof over
- Large 15' x 14' master bedroom with an extensive selection of built in wall to wall wardrobe cupboards, complemented by French doors to gardens and en-suite shower room
- Two further spacious bedrooms complemented by stylish four piece bathroom including bath and separate shower cubicle
- Outside the front gardens provide blocked paved parking facilities for many vehicles
- Large and most attractive rear and side gardens surrounding the property to three sides incorporating extensive sun terrace/patio leading onto large lawn area - the whole enclosed by mature trees, shrubbery and fencing, affording high degrees of privacy

3		bedrooms	Council tax band	E
2		receptions	Tenure	Freehold
2		bathrooms	EPC rating	C

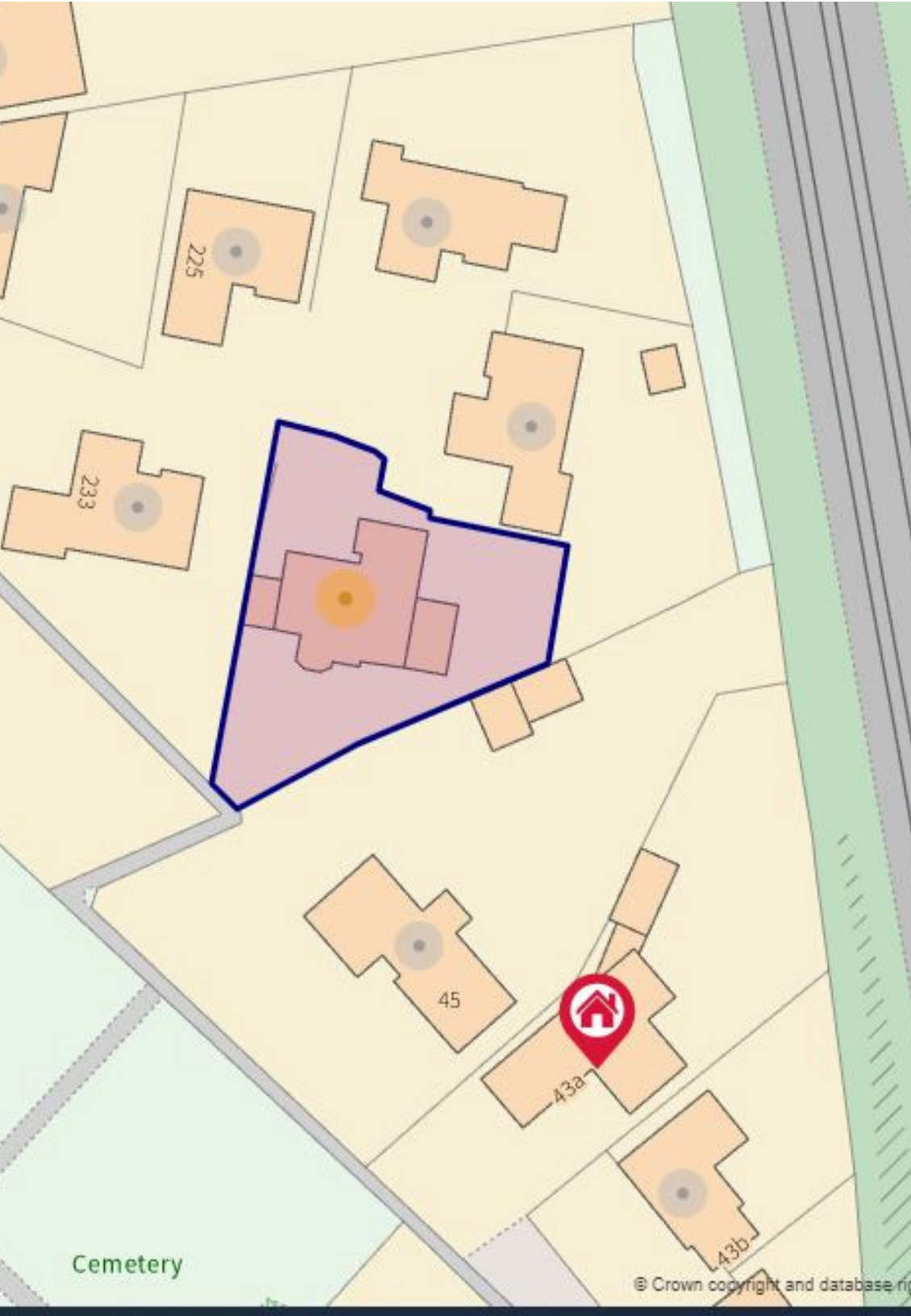


Impressive 21' living room with contemporary fireplace befitting from fitted cast iron log burning stove, with double doors leading to a fabulous 21' triple aspect Orangery



Stylish and very well equipped 22' open plan kitchen/dining room offering an excellent selection of floor and wall units complemented by many built-in electrical appliances



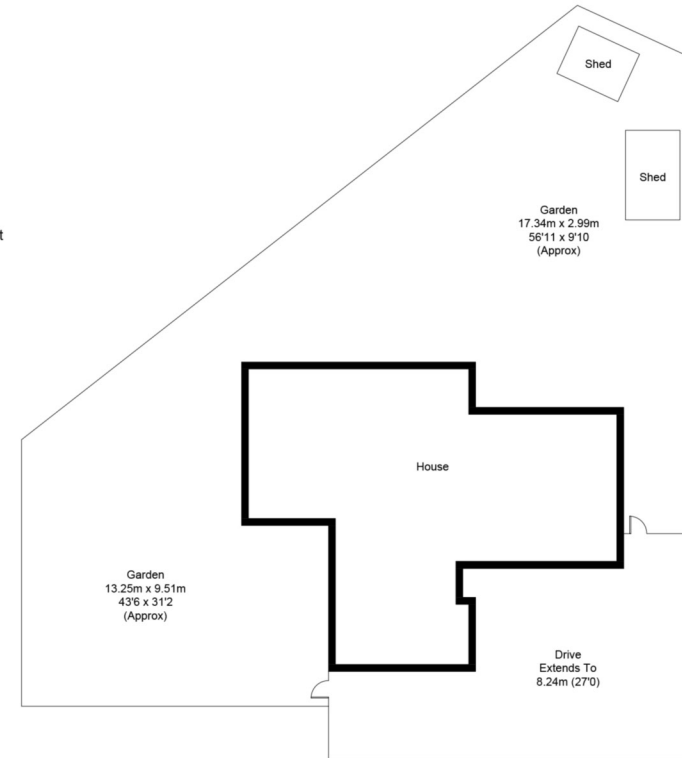
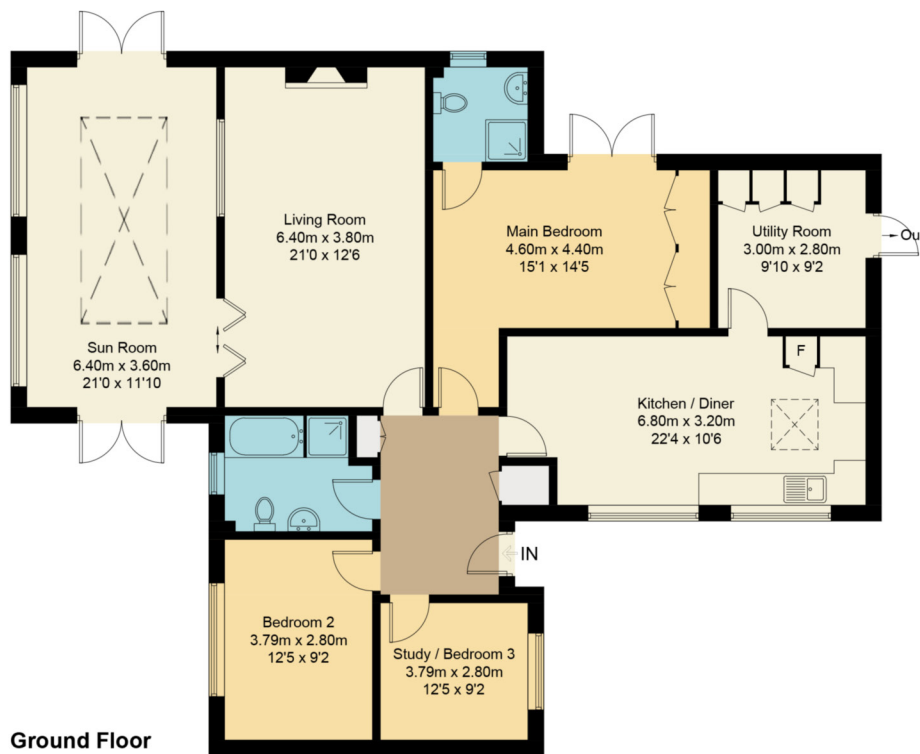






# Poplar Grove, OX1

Approximate Gross Internal Area = 138.1 sq m / 1486 sq ft  
External Area = 527.7 sq m / 5680 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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