



157 The Avenue, Kennington

Oxford



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Kennington, Oxford

A substantial, highly versatile detached home well situated within the most sought after village of Kennington. Offering generously proportioned, wonderfully light accommodation over two floors, with garage, good size gardens and the security of no onward chain.

The Avenue is well-situated within a delightful non-estate location on the edge of this popular village. The property is within walking distance of many nearby amenities including shops, school, church and public house. As well as stunning walks in Bagley woods, the local protected meadow and the Thames. There is an excellent bus service into Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 is close by for road links to the north and south.

Leave Abingdon town centre using Stratton Way and keep left onto the Vineyard. Turn right at the roundabout onto the Radley Road and leave Abingdon town in the direction of Radley. On entering the village, take the first turning on the left hand side onto Whites Lane, signposted Kennington. Proceed into the village of Kennington via The Avenue where the property can be found on the right hand side (opposite the turning into Playfield Road), clearly indicated by the For Sale board.





Key Features

- Welcoming entrance hall opening into a spacious inner hall and ground floor bathroom
- Two good size, bay fronted rooms to the front aspect, ideal as double bedrooms, or additional reception rooms.
- Striking, wonderfully light dining room open which is open plan and split level to the family kitchen.
- Generous social kitchen/dining room overlooking the gardens with a sizable island and built in appliances. A stunning room with French doors opening out onto the gardens.
- Superb living room with feature fireplace and doors opening onto the rear decked terrace
- Three large double bedrooms to the first floor
- Master bedroom with built in wardrobes complemented by a modern en-suite shower room.
- Large first floor family bathroom with white suite
- Externally the property benefits from ample block paved parking for several vehicles and a single garage (accessible also via the kitchen) with light and power.
- Circa. 67' rear gardens offering good degrees of privacy
- Energy Performance Certificate - TBC
- Tenure - Freehold
- Council Tax - Band D











The Avenue, OX1


Approximate Gross Internal Area (Excluding Eaves) = 179.1 sq m / 1928 sq ft

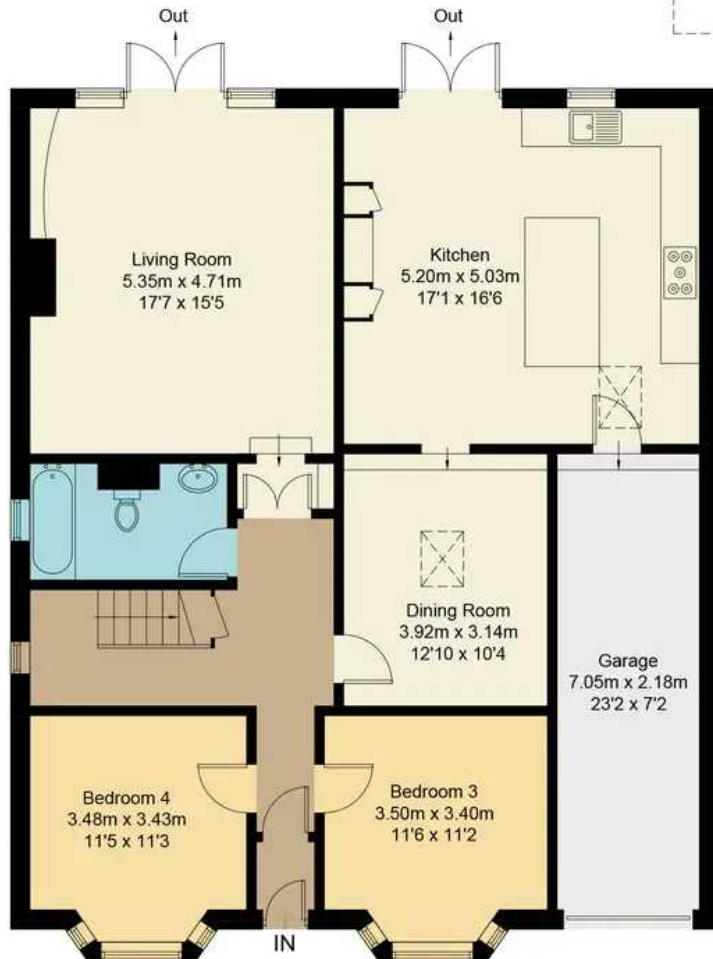
Garage = 15.7 sq m / 169 sq ft

Total = 194.8 sq m / 2097 sq ft

Shed = 6.4 sq m / 69 sq ft



 = Reduced headroom below 1.5m / 5'0"



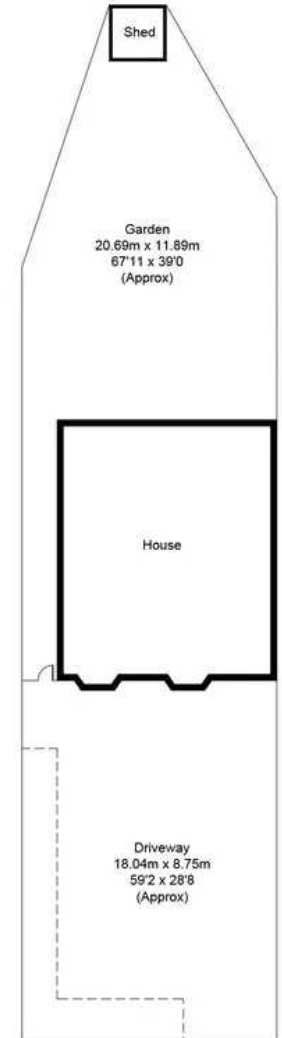
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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