



86 Larkhill Road, Abingdon OX14 1BJ

86 Larkhill Road

Substantially extended six bedroom detached family home offering 2,260 sq ft of very flexible accommodation over three floors complemented by large west facing rear gardens, well situated close to nearby excellent schooling, Albert Park and the thriving town centre's many amenities, sold with no ongoing chain.

Larkhill Road is a very popular established location offering easy pedestrian access to nearby excellent primary and secondary schooling. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 6 miles) and Didcot with its mainline railway station to London, Paddington (circa. 8 miles).

Leave Abingdon town centre using Stratton Way and take the first left hand turn onto Bath Street. Turn left at the mini-roundabout onto the Faringdon Road and take the second turning on the right hand side onto Larkhill Road. Number 86 is situated some way down on the left hand side, clearly indicated by the "For Sale" board





Key Features

- Enclosed entrance porch with tall coat/storage cupboards leading to entrance hall with cloakroom off and very flexible ground floor reception room/study with en-suite bathroom
- Fabulous 22' x 14' open plan lifestyle room incorporating stylishly fitted kitchen open plan to very flexible dining/family areas complemented by oak herringbone flooring and full width bi-fold doors
- Wonderful and very large double aspect living room featuring vaulted ceiling with several double glazed Velux windows and full width bi-fold doors
- Separate utility room and study/storeroom with easy access to large loft space over
- Solid oak staircase rising to three first floor spacious bedrooms complemented by family bathroom with contemporary white suite
- Large 22' first floor master bedroom with vaulted ceiling and two sets of Sharps "His & Hers" wall to wall wardrobe cupboards and en-suite shower room
- Two very flexible top floor bedrooms - one with en-suite facilities
- Front gardens providing parking facilities for several vehicles
- To the rear are large mature west facing rear gardens featuring patio, lawn, wonderful mature tree, garden bar - the whole enclosed by trees, shrubbery and fencing, affording good degrees of privacy
- The property is sold with no on-going chain

Council Tax band: F Tenure: Freehold EPC: C





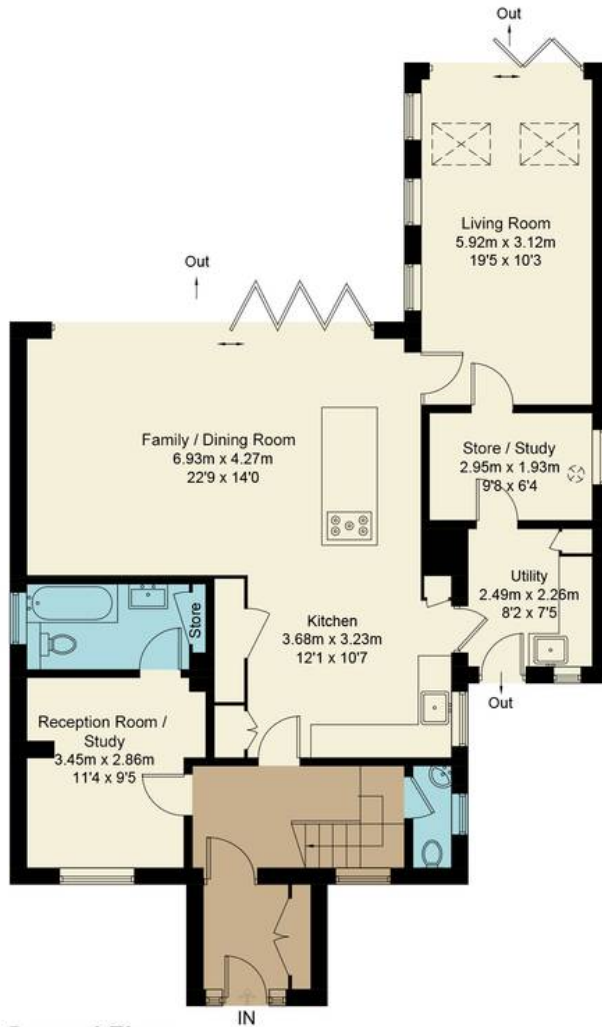






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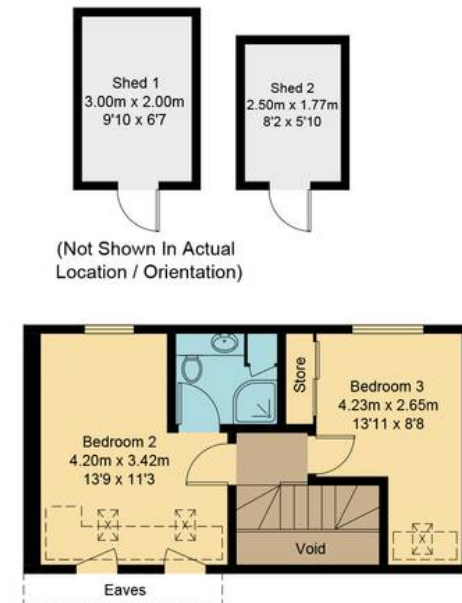
Approximate Gross Internal Area
(Excluding Void / Eaves) 210.2 sq m / 2262 sq ft
Sheds = 10.4 sq m / 112 sq ft



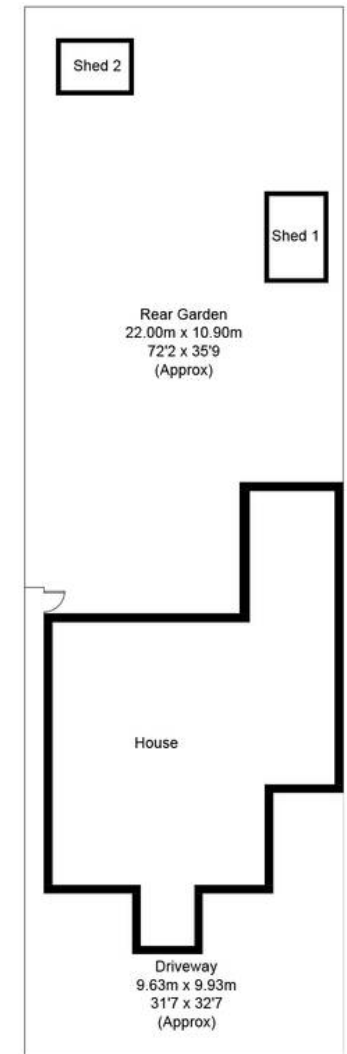
Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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