



Conifers Gooseacre, Radley OX14 3BL



Conifers Gooseacre

Radley

Attractive design of modern four bedroom detached family home offering 2103 sq ft of very flexible accommodation over three floors, well situated within this small select development, positioned within the heart of one of the areas most highly sought after villages including useful railway station, complemented by attractive well screened gardens and attractive views over the village recreation ground.

Gooseacre is a small select development of predominantly large detached family homes, providing a very pleasant overall setting. Conifers is particularly well positioned fronting the large village recreation ground. Radley village offers a range of amenities including post office, excellent primary school, acclaimed Radley school and very useful railway station, which offers an excellent commuter service to Oxford, Reading and London. Useful road distances include Abingdon town centre (circa. 2 miles) and Oxford city centre (circa. 5 miles).

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Turn right at the mini-roundabout onto the Radley Road and right again at the following roundabout onto Audlett Drive. Continue for some way before turning right at the following roundabout signposted Radley village. Proceed into the village along Foxborough Road and take the first right into Gooseacre where the property can be found on the left hand side, clearly indicated by the 'For Sale' board.





Key Features

- Inviting entrance hall (featuring solid oak wood flooring - extending throughout majority of the ground floor) leading to refitted cloakroom
- Spacious separate study/family room, impressive triple aspect 20' living room with marble stone fireplace and solid oakwood flooring partly open plan to delightful dining room with doors to gardens
- Well equipped 20' kitchen/breakfast room incorporating stylish selection of floor and wall units with many built in electrical appliances and granite working surfaces over and separate utility room
- Delightful double glazed conservatory providing views over the rear gardens
- Master bedroom with two sets of built in wardrobe cupboards and refitted en suite shower room
- Three further double bedrooms (all benefitting from built in wardrobe cupboards) complemented by family bathroom with contemporary white suite
- Very flexible 22' top floor converted loft room divided into two flexible areas combined with several double glazed velux windows
- Features include mains gas radiator central heating, PVCu double glazed windows and fitted alarm system
- Front gardens providing hard standing parking facilities for several vehicles leading to both the front of the property and also extends to the side, leading to garage with double doors to gardens
- Attractive and well screened rear gardens incorporating decked terrace, extensive lawn, wooden garden store - the whole enclosed by trees, shrubbery and fencing.













The Conifers, OX14

Approximate Gross Internal Area = 195.4 sq m / 2103 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 211.1 sq m / 2272 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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