



11 Rawlings Grove, Abingdon OX14 1SH

11 Rawlings Grove

Large four bedroom detached family home complemented by detached double garage and corner plot south-west facing rear gardens situated in a delightful cul-de-sac location, sold with no ongoing chain.

11 Rawlings Grove is situated in a delightful end of cul-de-sac location towards the edge of this small, select development, comprising of only good size detached houses providing a very pleasant overall setting, combined with easy pedestrian access to nearby excellent private/state schooling and the thriving town centre's wide range of amenities. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 8 miles) and Didcot with its useful mainline railway station to London Paddington (circa. 7 miles).

Bedrooms: 4

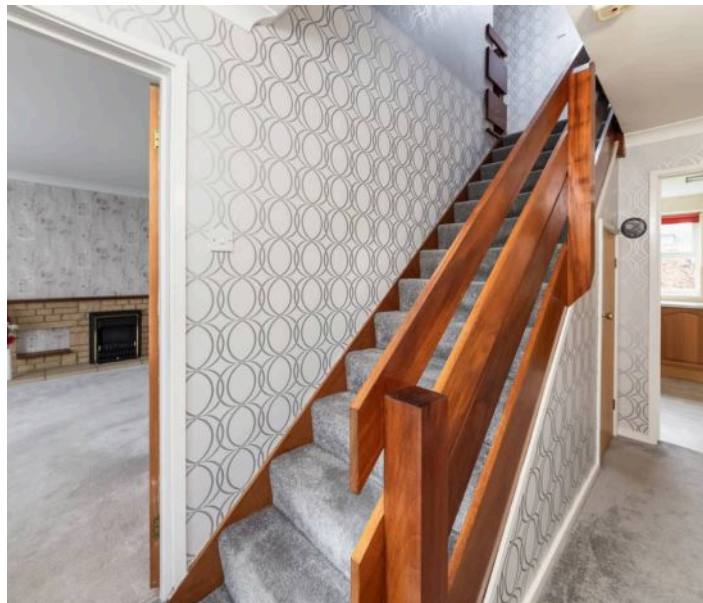
Bathrooms: 2

Reception Rooms: 3

Council Tax Band: F

Tenure: Freehold

EPC: C





Key Features

- Inviting entrance hall with under stairs cupboard with cloakroom off, and separate study
- Impressive separate living room with bay window and attractive fireplace with double doors leading to separate dining room
- Well equipped kitchen/breakfast room complemented by separate utility room
- Large first floor master bedroom with en-suite shower room with white suite
- Three further good size bedrooms and family bathroom with white suite
- Mains gas radiator central heating, PVC double glazed windows and the property is sold with no ongoing chain
- Generous front gardens providing hard standing parking facilities for several vehicles
- Detached double garage with light and power, boarded eaves storage over and electronically operated up and over door, complemented by attached brick built storeroom with light and power
- Large, very well maintained south-west facing corner plot gardens (total plot extends to 0.14 of an acre) incorporating large sun terrace/patio leading to extensive lawn and several cultivations areas.
- The corner plot gardens are enclosed by fencing and mature hedgerow, affording good degrees of privacy with excellent potential to substantially extend the existing accommodation









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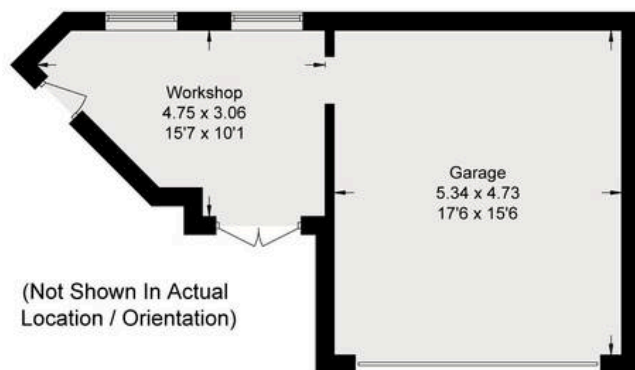
Rawlings Grove, OX14

Approximate Gross Internal Area = 139.20 sq m / 1498 sq ft

Garage/Workshop = 36.80 sq m / 396 sq ft

Total = 176 sq m / 1894 sq ft

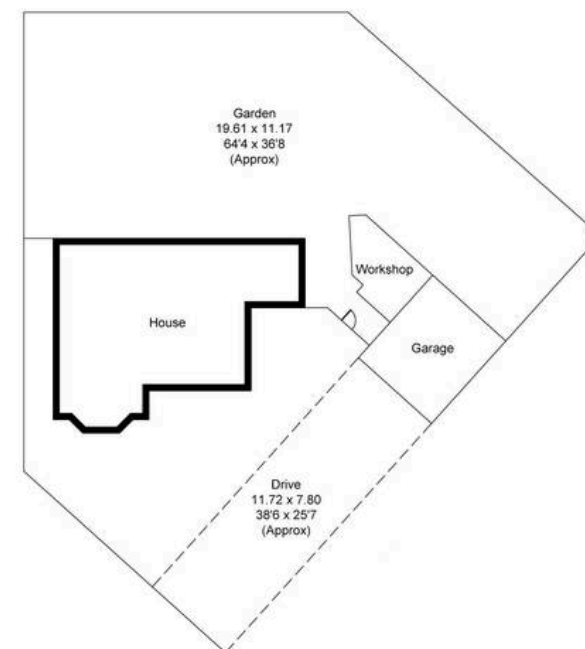
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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