



23 Tatham Road, Abingdon OX14 1QB

23 Tatham Road

Large four bedroom detached family home, well situated in this highly sought after location complemented by large attractive gardens, sold with no ongoing chain.

Tatham Road is a very desirable non-estate location comprising of predominantly substantial detached family homes with large gardens providing a very pleasant overall setting; There is easy pedestrian access to many nearby amenities including excellent schooling, sporting facilities and Abingdon town centre with its wide range of amenities. There is a quick route to the Oxford ring road providing easy vehicular access to many important routes proceeding north and south. Useful distances include Abingdon town centre (circa. 0.5 miles), Oxford city (circa. 8 miles) and Didcot town (circa. 8 miles with its mainline railway station to London Paddington approximately 45 minutes).

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: F

Tenure: Freehold

EPC: D





Key Features

- Inviting entrance hall with cloakroom off
- Spacious kitchen and adjoining separate dining room (easily combined to create a large open plan lifestyle room if required)
- Impressive double aspect living room with attractive fireplace and doors to conservatory/lean-to providing attractive views over the large rear gardens
- Part galleried landing providing access to useful loft area
- Impressive and large first floor main double bedroom providing attractive views over the rear gardens complemented by built-in wardrobe cupboards (potential to create en-suite facilities)
- Three further good size bedrooms complemented by refitted family shower room with white suite including double size shower cubicle
- PVC double glazed windows, mains gas radiator central heating (recently replaced Valiant Boiler installed in 2024 with 10 year warranty) and the property is sold with no ongoing chain
- Generous front gardens providing block paved parking for many vehicles leading to wider than average garage
- Very large and most attractive southerly facing rear gardens (total plot extends to 0.18 of an acre) incorporating patio and extensive lawn surrounded by mature flower and shrub borders
- Excellent potential to substantially extend the property











BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON

Hodsons
...your move, our passion



Introducing the Hodsons team...
...trust in our experience!



Tatham Road, OX14

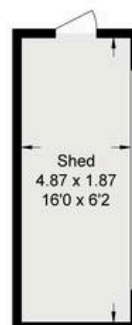
Approximate Gross Internal Area = 127.80 sq m / 1376 sq ft

Garage = 17.0 sq m / 183 sq ft

Shed = 9.10 sq m / 98 sq ft

Total = 153.90 sq m / 1657 sq ft

For identification only - Not to scale



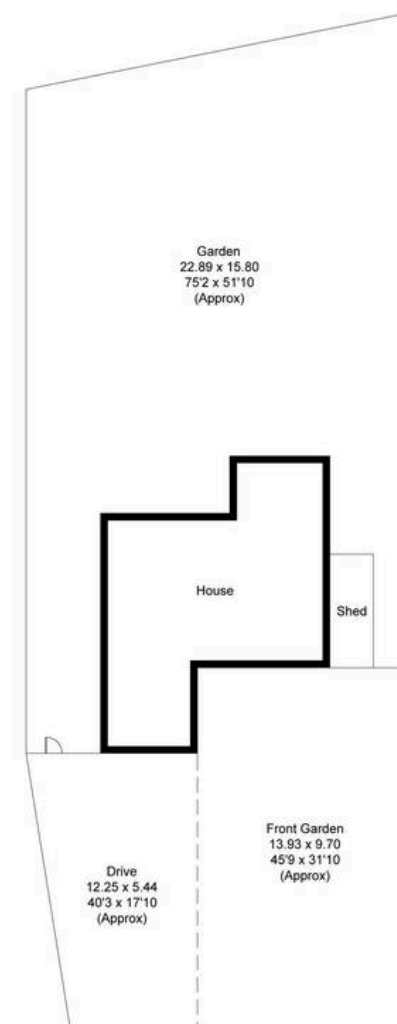
Shed



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
Not to scale, for illustration and layout purposes only.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited



Hodsons
...your move, our passion
Sales | Lettings

5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL

T: 01235 553686

E: abingdon@hodsons.co.uk

www.hodsons.co.uk