



7 Caldecott Road, Abingdon OX14 5EZ

7 Caldecott Road

A unique four bedroom, two bathroom, detached residence, well located set back on the Caldecott road. Offered to the market with the security of no onward chain

The property is well-situated in a desirable non-estate location, offering easy pedestrian access to nearby good schooling and Abingdon town centre with its wide range of facilities. There is a quick route onto the A34 leading to many important destinations north and south including Didcot with its useful mainline railway station to London Paddington.

Bedrooms: 4

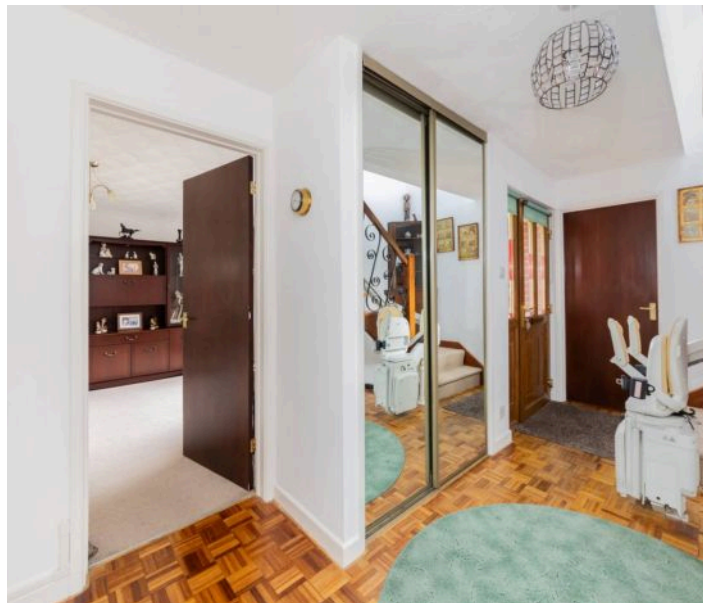
Bathrooms: 2

Reception Rooms: 2

Council Tax Band: F

Tenure: Freehold

EPC: D





Key Features

- Generous entrance hall with attractive wood block flooring, ample storage and cloakroom
- Spacious double aspect living room with feature fireplace and gas living flame fire inset. Full height windows and glazed French doors opening onto the gardens
- Modern fitted kitchen complete with a generous array of base and wall units, integral appliances and stable door opening onto the side passageway
- The fitted kitchen flows through and is semi open plan to the wonderfully light double aspect dining room
- Sizable conservatory complete with insulated roof, providing panoramic views of the landscaped rear gardens
- To the first floor are four double bedrooms all of which benefit from built-in wardrobes the master bedroom being of particular note featuring a sizable shower en-suite
- Large family bathroom with white suite and shower over bath completes the first floor accommodation
- Externally the property benefits from highly attractive landscaped front gardens featuring block paved parking for multiple vehicles, gated side access and electric door to the integral garage
- Well tended, landscaped, mature rear gardens with central pergola, mature trees and shrubs, a paved terrace and pond

The property is well-situated in a desirable non-estate location, offering easy pedestrian access









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PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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Approximate Gross Internal Area = 164.40 sq m / 1770 sq ft

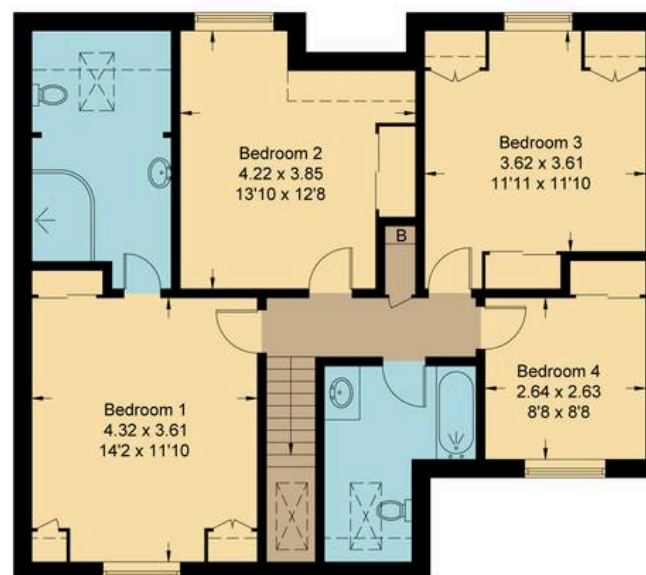
Garage = 20.0 sq m / 215 sq ft

Total = 184.4 sq m / 1985 sq ft

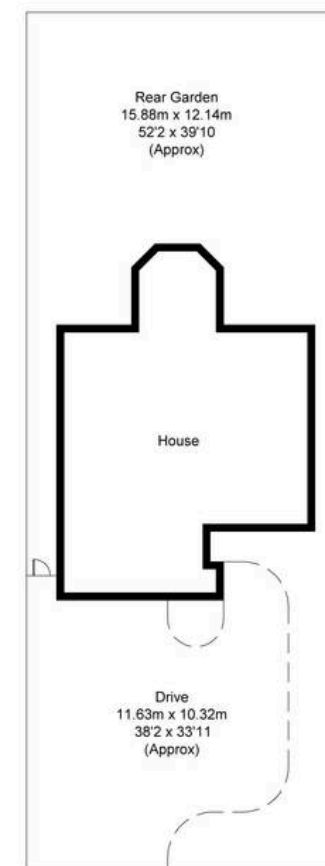
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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