



13 Cranbrook Drive, Kennington OX1 5RR

13 Cranbrook Drive

Superbly extended and much improved four bedroom detached family home well set within the heart of Kennington complemented by mature southerly facing rear gardens leading onto an open field.

Cranbrook Drive is well-situated in a delightful non-estate location on the edge of this popular village, the property offers easy access to nearby amenities including schools, shops, church and public house. There is an excellent bus service from both Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 offers many road links North and South.

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 3

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Generous entrance hall with under stair storage currently used as a utility area with washing machine and freezer and cloakroom off
- Wonderfully light living room with two large windows providing a pleasant outlook over the rear garden and green space beyond complete with attractive wood burning stove as a centre piece
- Contemporary refitted kitchen complete with integral appliances, waste disposal unit and tiled floor this flows through to the dining space with attractive fireplace and steps down to the garden room
- Attractive vaulted ceiling, double aspect garden room with doors opening onto paved terrace with views over the gardens – a highly versatile space, ideal as a snug
- To the first floor are four double bedrooms arranged around a generous landing complemented by a modern family bathroom with white suite
- Master bedroom further benefits from both pleasant countryside views as well as a shower en-suite
- Externally the property benefits from driveway parking for multiple vehicles, gated side access and single garage with light and power
- The rear gardens offer excellent degrees of privacy with paved terrace, lawn and mature trees and shrubs, the garden backs onto the meadow which in turn leads to woodland and countryside walks beyond
- Extremely well located within this sought after and highly regarded Oxfordshire village providing excellent access to Oxford









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON

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Cranbrook Drive, OX1

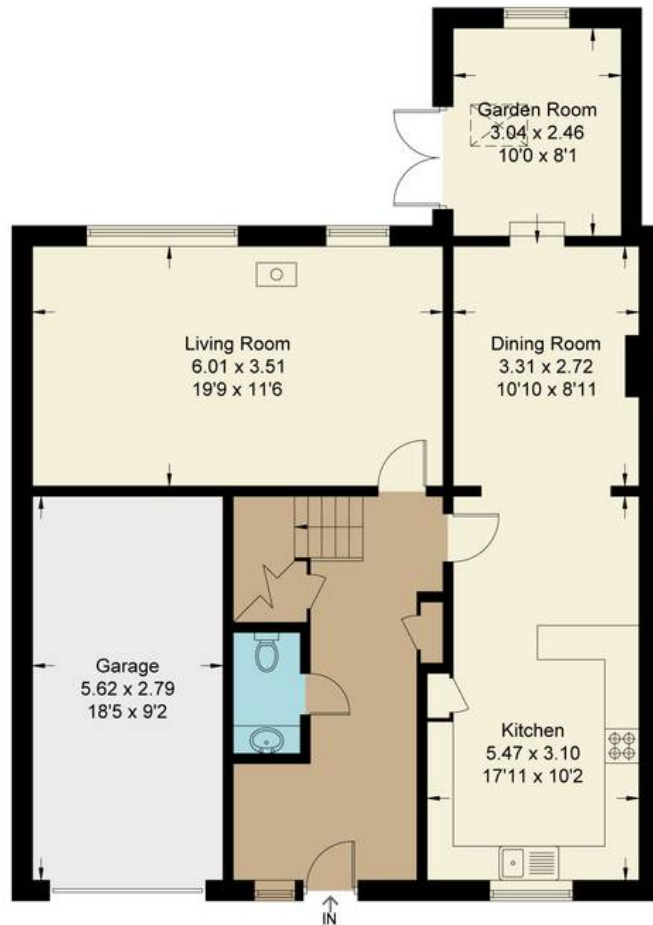
Approximate Gross Internal Area = 134.30 sq m / 1446 sq ft

Shed = 6.90 sq m / 74 sq ft

Garage = 15.70 sq m / 169 sq ft

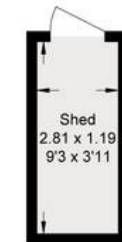
Total = 156.90 sq m / 1689 sq ft

For identification only - Not to scale

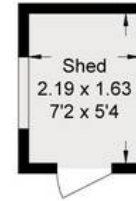


Ground Floor

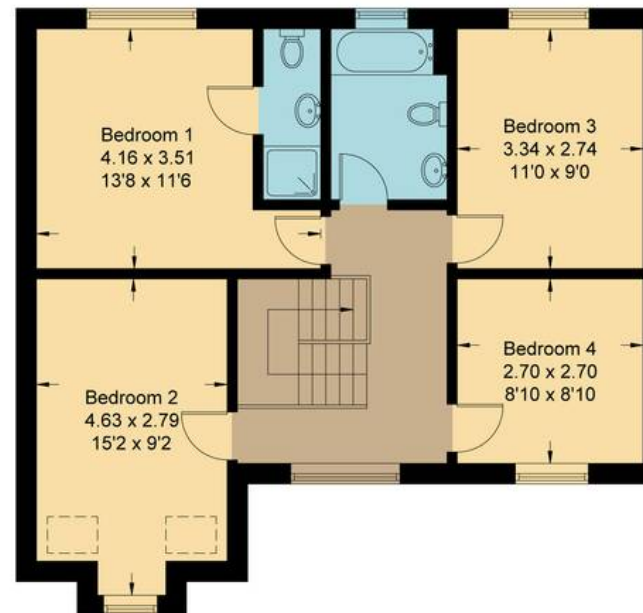
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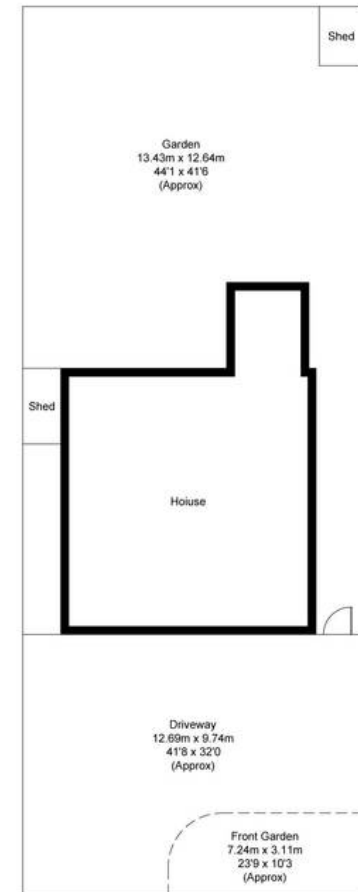
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First Floor



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