



14 Spring Road, Abingdon OX14 1AQ





# 14 Spring Road

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Impressive Victorian three-bedroom townhouse offering superbly presented character accommodation over three floors complemented by good size landscape west facing enclosed gardens

14 Spring Road is situated in a delightful non-estate location towards the edge of the conservation area and is within a short walk of the wonderful nearby Albert Park, excellent state/private schooling and the thriving town centre's many amenities. There is a quick vehicular route onto the A34 leading to many important destinations north and south. Useful distances include Didcot (circa. 8 miles) with its mainline railway station to London Paddington and Oxford city centre (circa. 10 miles).

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: C

Tenure: Freehold

EPC: TBC







## Key Features

- Inviting entrance hall featuring solid oak wood flooring
- Delightful front living room with sash window (combined with working shutters) and attractive open fireplace complemented by fitted shelving
- Open plan to spacious dining room with fitted shelving to both sides of the chimney breast and cloakroom off
- Extended and very light & airy kitchen/breakfast room offering an excellent selection of floor and wall units, complemented by several built in Miele electrical appliances with Minerva working surfaces, Belfast sink with Insinkerator, SMEG range cooker and additional Insinkerator hot and cold filtered water dispenser.
- Delightful breakfast area with vaulted ceiling and large floor to ceiling picture window and double doors to rear gardens complemented by ceramic hard tiled flooring with underfloor heating
- Two first floor double bedrooms, one benefitting from stripped wooden flooring and both with attractive fireplaces
- Large four piece refitted family bathroom with an attractive older style white suite incorporating separate shower cubicle and attractive roll topped bath complemented by ornamental ceramic flooring
- Wonderful 23' x 14' top floor main bedroom offering attractive elevated views combined with many built-in wardrobe/storage cupboards
- Mains gas radiator central heating (recently replaced efficient condensing gas boiler) and attractive sash windows to the front of the property
- Good size and most attractive 73' landscaped westerly facing rear gardens incorporating extensive patio leading to raised decked terrace and a well screened garden store with light and power - the whole enclosed by paneled fencing

















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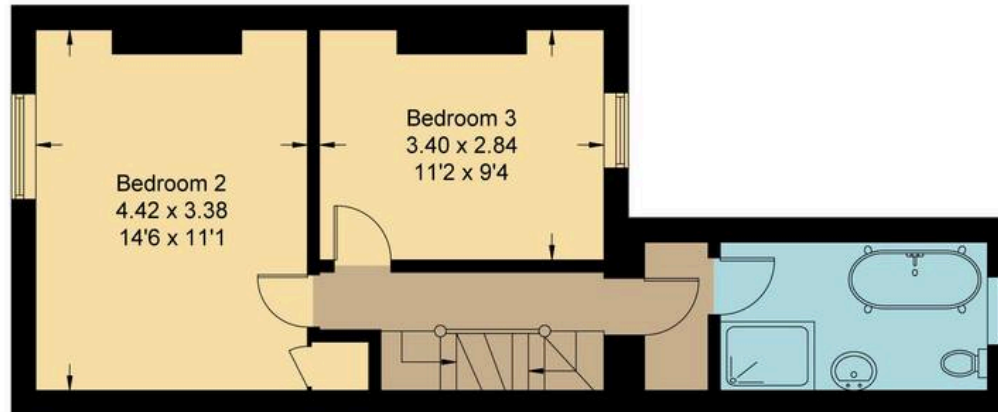




# Spring Road, OX14

Approximate Gross Internal Area = 118.4 sq m / 1275 sq ft

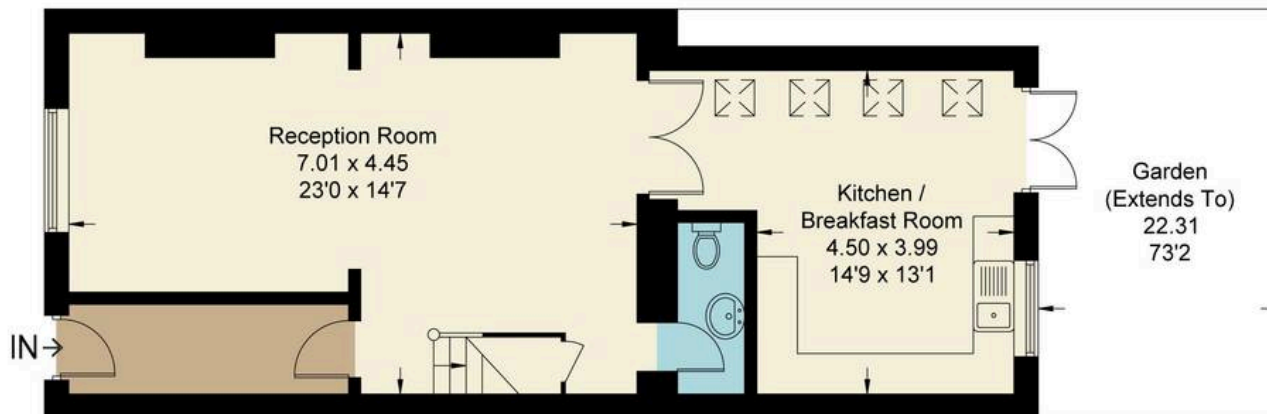
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**First Floor**



**Second Floor**



**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards.  
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5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL  
T: 01235 553686  
E: [abingdon@hodsons.co.uk](mailto:abingdon@hodsons.co.uk)  
[www.hodsons.co.uk](http://www.hodsons.co.uk)