



52 The Warren, Abingdon OX14 3XB



## 52 The Warren

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Larger design of modern four-bedroom detached family home, well situated within this highly sought after North Abingdon location close to nearby amenities including excellent schooling, complemented by detached double garage and purpose-built one-bedroom self-contained annex situated to the rear, complemented by larger than average partly walled corner plot gardens offering high degrees of privacy. We would add that the property requires a certain amount of improvement.

52 The Warren is well situated on the edge of this sought after development, consisting of predominantly three/four/five bedroom detached family homes, providing a very pleasant overall setting. There is easy pedestrian access to the White Horse Leisure Centre, Thomas Reade primary school, John Mason secondary school and the thriving market town centre. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles), Radley railway station (circa. 1 mile) and Didcot (circa. 8 miles) with its mainline railway station. There is also a convenient bus service which runs regularly to Oxford via Radley Station.

Bedroom: 4, Bathrooms: 2, Reception Rooms: 3

Council Tax band: F

Tenure: Freehold

EPC: TBC







## Key Features

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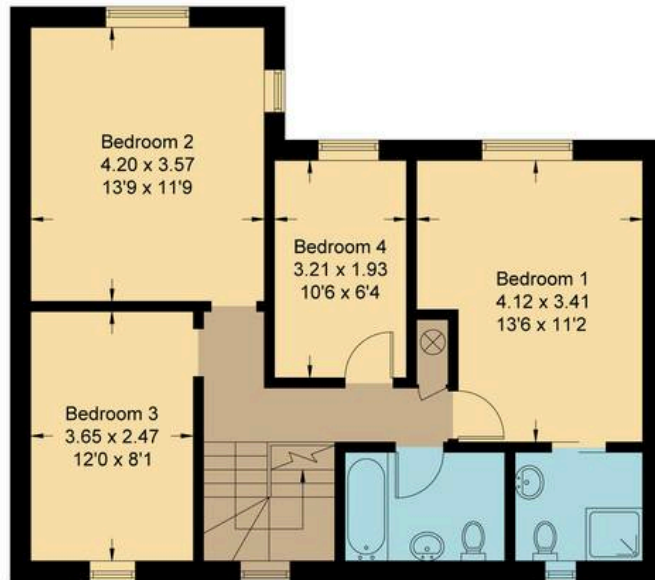
- Entrance hall leading to ground floor cloakroom and separate study
- Spacious kitchen/breakfast room
- Large double aspect living room open plan to dining room, both overlooking the rear gardens
- Large master bedroom with en-suite facilities
- Three further good size bedrooms complemented by family bathroom
- Wide front gardens providing hard standing parking facilities leading to the detached double garage
- Self contained one bedroom annex, brick built with a pitch tiled roof, situated immediately to the rear of the double garage, benefiting from bedroom, reception room, kitchenette and shower room
- This annex is ideal for elderly relative/teenagers or perhaps a separate rental income
- Good size partly walled rear gardens offering high degrees of privacy and excellent potential to substantially extend the existing accommodation
- We would add that the property requires a certain amount of improvement





# The Warren, OX14

Approximate Gross Internal Area = 118.30 sq m / 1273 sq ft  
 Garage = 23.40 sq m / 252 sq ft  
 Outbuilding = 22.0 sq m / 237 sq ft  
 Total = 163.7 sq m / 1762 sq ft  
 For identification only - Not to scale



**First Floor**

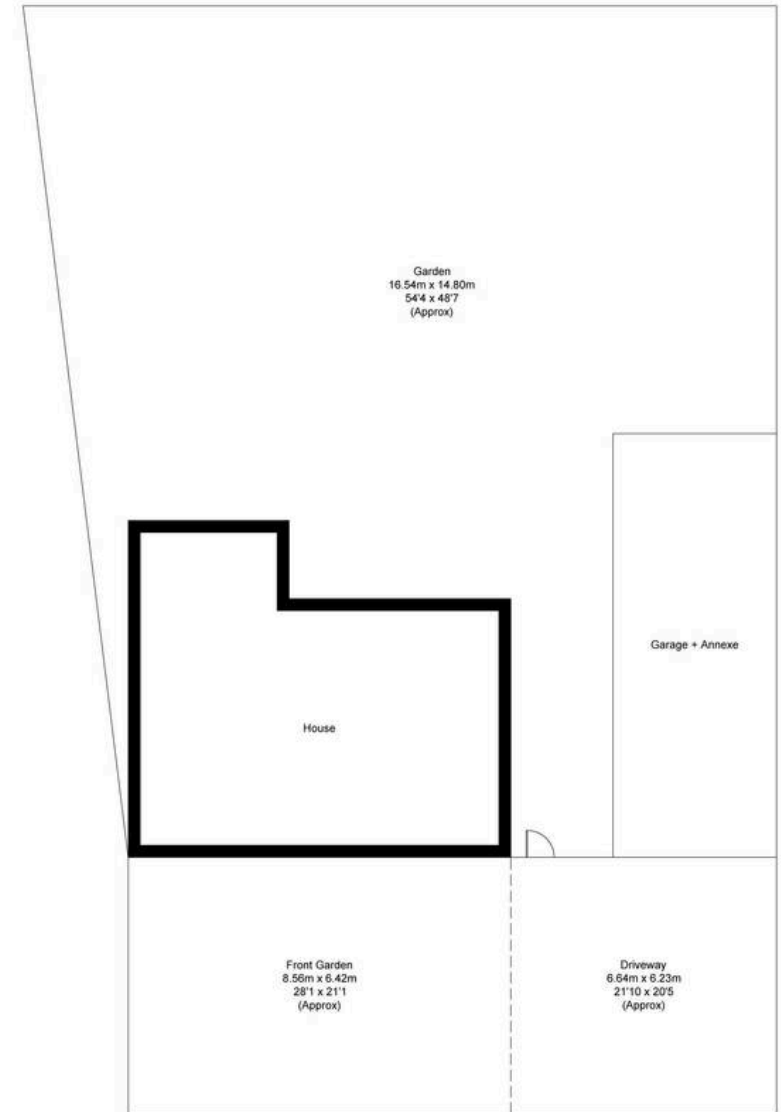


**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards.  
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