



59 Caldecott Road, Abingdon OX14 5EZ



## 59 Caldecott Road

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Attractive Victorian family home requiring modernising, offering a wealth of character features and very flexible accommodation over four floors, combined with good size mature gardens, well situated in this desirable location offering easy pedestrian access to nearby good schooling, delightful Thames side walks and the thriving town centre's many amenities.

The property is well situated in a desirable non estate location offering easy pedestrian access to nearby delightful riverside walks, good schooling and the historic and thriving town centres wide range of amenities. 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. Useful distances include Oxford City (Circa. 7 miles) and Didcot Town (Cira. 5 miles).

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Council Tax band: E

Tenure: Freehold

EPC: E







## Key Features

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- Inviting entrance hall with steps leading down to kitchen/breakfast room with shower room off
- Delightful front living room benefitting from large bay window and attractive fireplace complemented by separate dining room with further brick fireplace
- Two double bedrooms both benefitting from two sets of built-in wardrobe cupboards
- Top floor double bedroom offering attractive elevated views complemented by top floor bathroom
- Front gardens approached through double wrought iron gates from the driveway leading to garage with useful storeroom to the rear
- Alternative pedestrian side access leading to steps rising to entrance hall
- Good size mature rear gardens (total plot extends to 0.9 acre) which require tidying
- We would add that the property requires full modernisation







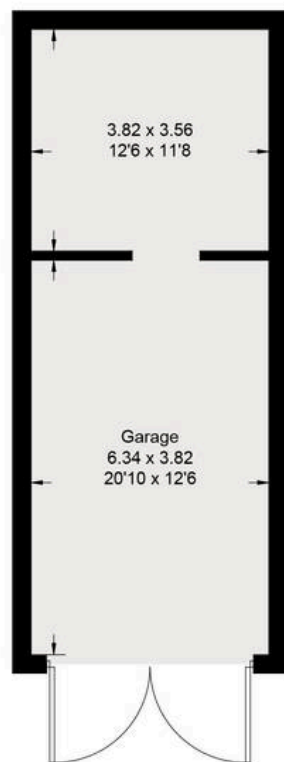
# Caldecott Road, OX14

Approximate Gross Internal Area = 125.70 sq m / 1353 sq ft

Garage = 38.40 sq m / 413 sq ft

Total = 164.10 sq m / 1766 sq ft

For identification only - Not to scale

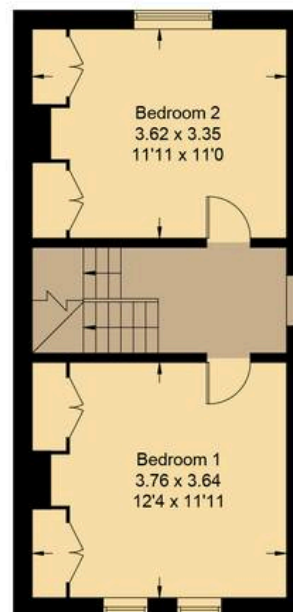


(Not Shown In Actual  
Location / Orientation)

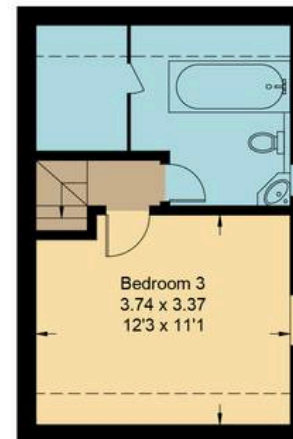


**Ground Floor**

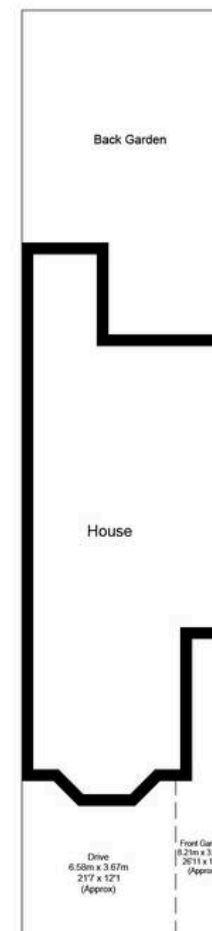
----- = Restricted Head Height



**First Floor**



**Second 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  
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