



75 Ock Street, Abingdon OX14 5AG

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75 Ock Street

Impressive 18th century Grade II listed townhouse offering 1800 sq ft of characterful accommodation over three floors, situated a short walk from the delightful Albert Park and thriving town centre, complemented by enclosed courtyard gardens and private gated hard standing parking, approach from the rear.

75 Ock Street is believed to have been built in the 18th century and became famous locally as a thriving coal yard at the turn of the last century. Many of the original rooms offer a wealth of character features including exposed wooden floorboards, sash windows and attractive fireplaces combined with excellent ceiling heights. The property recently benefitted from a large two storey brick built extension to the rear which has substantially increased the overall accommodation.

Outside the low maintenance predominantly paved rear gardens provide delightful seating areas, enclosed by fencing and high brick walling which in turn leads to private hard standing parking facility approached through a large wooden gate.

Bedrooms: 3 Bathrooms: 1 Reception Rooms: 2

Council Tax Band: D Tenure: Freehold EPC: D

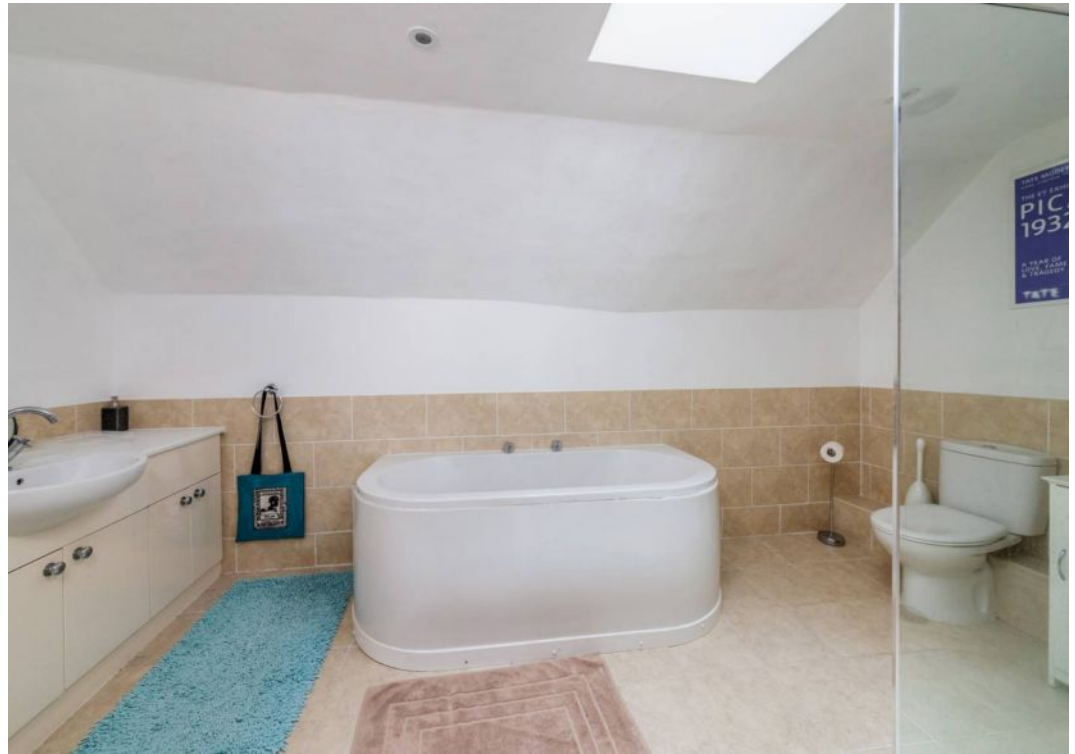




Key Features

- Inviting entrance hall leading to delightful front living room with sash window, exposed wooden floorboards, large central ceiling beam, attractive fireplace, part panelled walls and attractive shelved recess with cupboards under
- Large dining/family room featuring exposed wooden flooring, central ceiling beam and large inglenook fireplace with inset cast iron log burning stove, sash windows to side aspect partly open plan to well equipped kitchen with double doors to gardens and separate utility room with cloakroom off
- Stairs rising to first floor landing which in turn leads to large inner landing/dressing area with door to spacious four piece bathroom contemporary white suite including his and hers wash hand basins with vanity units under, large panel bath and separate shower cubicle
- Inner landing leading to wonderful main double bedroom featuring vaulted ceiling incorporating large double glazed Velux window and double glazed windows to rear aspect
- Further large first floor double bedroom with sash windows to front aspect and large exposed ceiling beam
- Large top floor double bedroom offering attractive elevated views and en-suite shower room
- Outside the enclosed private rear gardens incorporate an extensive patio area - the whole enclosed by high brick walling and fencing, leading to private hard standing parking space approached through a large wooden gate from the rear









BRITISH
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AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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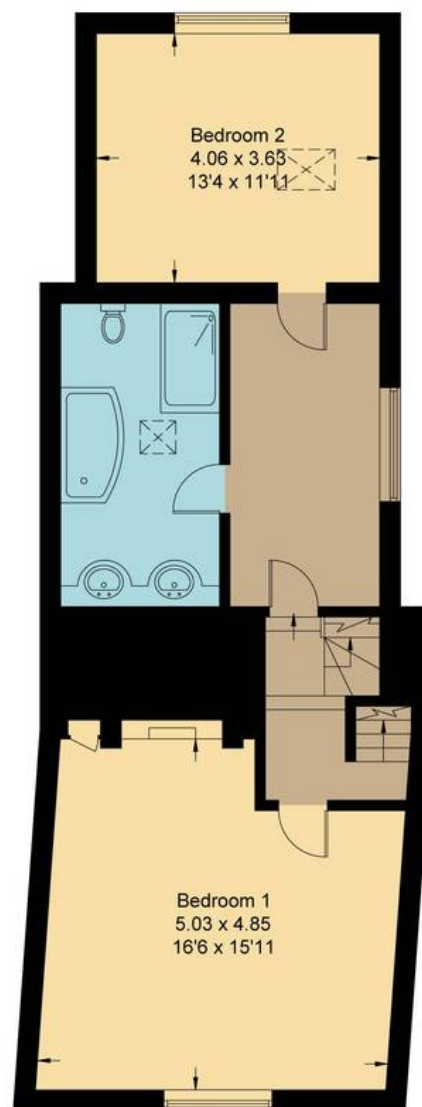
Ock Street, OX14

Approximate Gross Internal Area = 170.20 sq m / 1832 sq ft

For identification only - Not to scale



Ground Floor

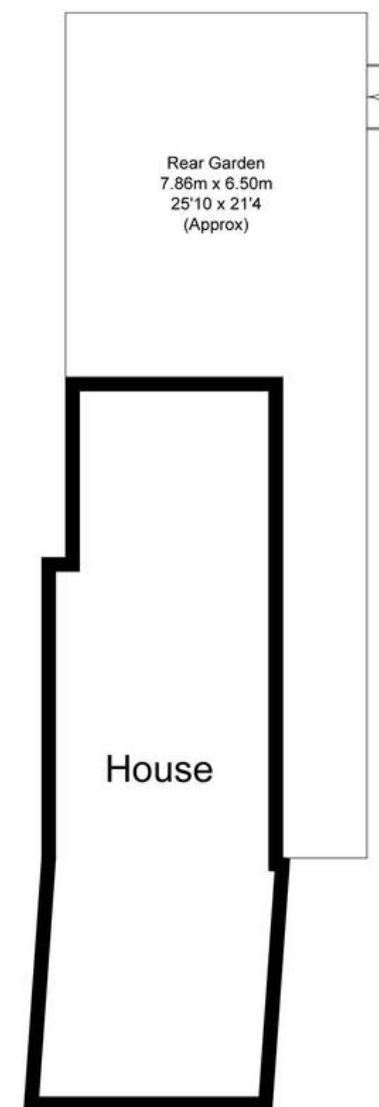


First Floor



Second Floor

 = Restricted Head Height



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