



6 Manor Grove, Kennington OX1 5QY

6 Manor Grove

A striking four bedroom, three bathroom detached residence situated in a desirable non-estate location towards the edge of this highly sought after village

6 Manor Grove is situated in a delightful non-estate location within this highly sought after village offering easy access to many amenities which include schools, shops, church and public house. There is an excellent bus service from Oxford city (circa. 2 miles) and nearby Abingdon town (circa. 5 miles), and the A34 offers many road links North and South

Bedrooms: 4

Bathrooms: 3

Reception Rooms: 3

Council Tax Band: E

Tenure: Freehold

EPC: E





Key Features

- Entrance hall with solid oak flooring leading to two ground floor double bedrooms, one with en suite bathroom and both benefiting from bay windows. Cloakroom and inner hall opening into a generous work from home space
- Delightful living room which flows through to the dining area
- Fabulous open plan lifestyle room incorporating stylish bespoke Italian made, painted solid ash kitchen comprising of an extensive selection of floor and wall units with many built-in electrical appliances including pyrolytic oven and instant boiling water tap, quartz working surfaces and matching island/breakfast bar, separate utility room
- Open plan living/dining spaces complemented by porcelain hard tile flooring benefiting from underfloor heating and two sets of large bi-fold doors leading to the rear sun terrace
- Stunning master suite incorporating dressing area, en-suite facilities, bespoke built in wardrobe cupboards, generous double bedroom area and bi fold doors leading to Juliet balcony providing attractive views over the rear gardens
- Further first floor double bedroom with built in wardrobe cupboards complemented by adjoining refitted bathroom
- Recent improvements include replacement PVC double glazed windows and mains gas radiator heating, extremely versatile fully insulated detached garden outbuilding benefiting from double glazed windows and double doors complemented by heating, light, power and Wi-Fi
- Front gardens providing hard standing parking facilities for several vehicles
- Most attractive landscaped southerly facing rear gardens incorporating an extensive raised sandstone sun terrace/patio with steps down to extensive lawn









BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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Manor Grove, OX1

Approximate Gross Internal Area = 185 sq m / 1991 sq ft

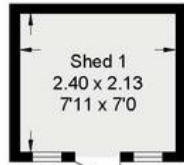
Shed = 10.20 sq m / 110 sq ft

Summer House = 14.0 sq m / 151 sq ft

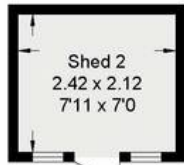
Total = 209.20 sq m / 2252 sq ft

For identification only - Not to scale

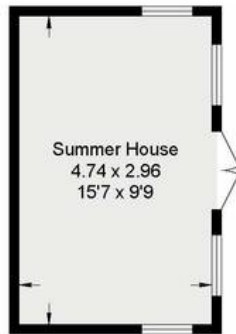
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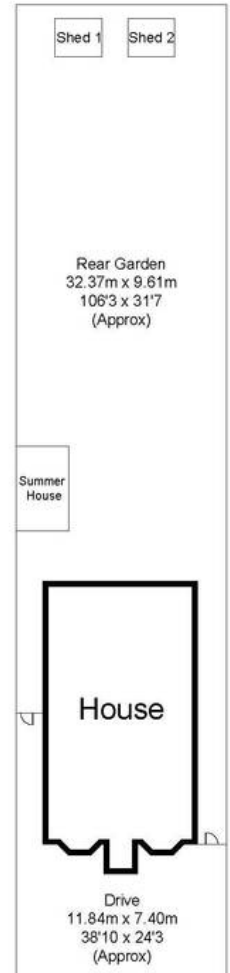
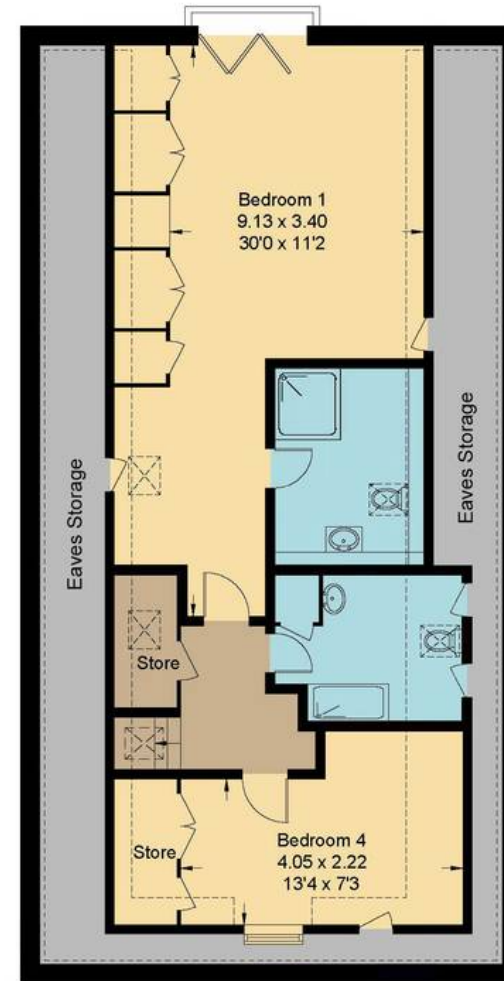
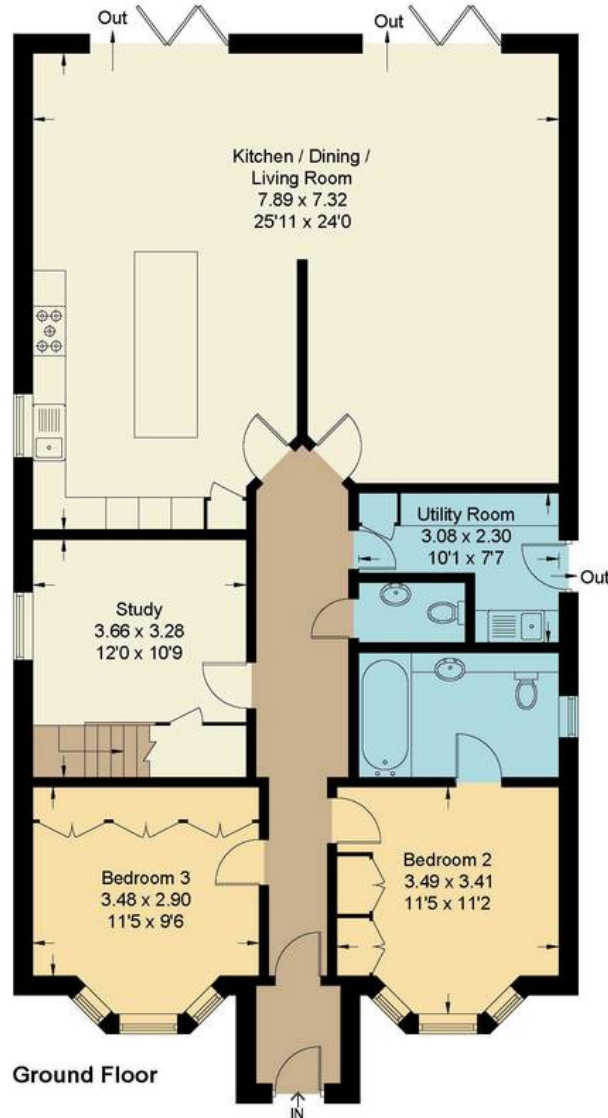
(Not Shown In Actual Location / Orientation)



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