



11 Cranbrook Drive, Kennington OX1 5RR

11 Cranbrook Drive

Wonderfully located backing onto Kennington's memorial field, an extended and much improved detached family residence offering versatile accommodation over three floors.

Cranbrook Drive is well-situated in a delightful non-estate location on the edge of this popular and well serviced village, the property offers easy access to nearby amenities including schools, shops, church and public house. There is an excellent bus service from both Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 offers many road links North and South.

Bedrooms: 6

Bathrooms: 2

Reception Rooms: 3

Council Tax Band: F

Tenure: Freehold

EPC: C





Key Features

- Generous entrance hall with doors to all principal rooms, ample storage for coats and shoes plus a ground floor shower room
- 18'3" Fitted kitchen to the front aspect, complemented by a separate 14'3" utility room with door leading out to the rear garden
- Spacious, double aspect separate dining room
- Spacious, wonderfully light living room with feature fireplace and views over the gardens
- Delightful snug with French doors leading onto a paved terrace
- To the first floor are five double bedrooms arranged around a generous landing serviced by family bathroom with white suit
- Highly versatile, spacious 27'4" loft room ideal as a generous bedroom suite
- Externally the property benefits from ample block paved driveway parking leading to the front door and well tended mature front gardens
- The beautifully landscaped rear garden is of particular note, backing onto open green space, a mature well planted garden offering excellent degrees of privacy









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PROPERTY
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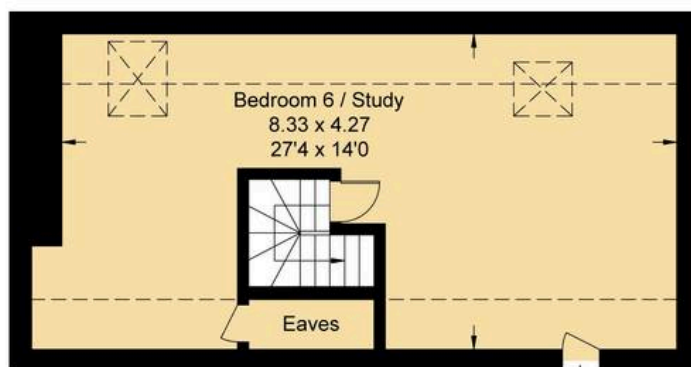
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Cranbrook Drive, OX1

Approximate Gross Internal Area = 196.70 sq m / 2117 sq ft
(Excluding Eaves)

For identification only - Not to scale



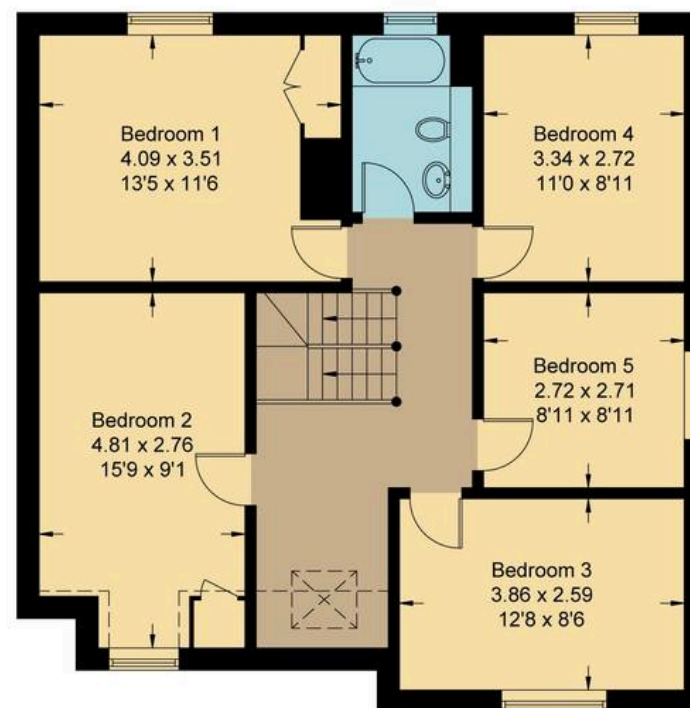
Second Floor

Access To Eaves

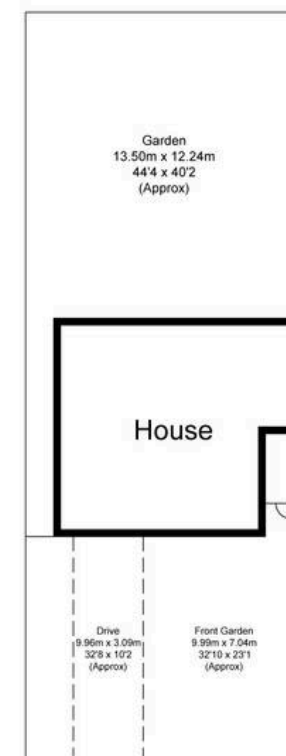


Ground Floor

= Restricted Head Height



First Floor



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5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
www.hodsons.co.uk