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# Welcome to Abbey Brook

This impressive three-storey semi-detached townhouse offers over 1,500 sq. ft. of beautifully presented and highly versatile accommodation, ideal for modern family living. Thoughtfully extended and enhanced throughout, the property combines style, practicality and generous proportions across all floors.

A welcoming entrance hall leads to a convenient cloakroom and a spacious open-plan living/dining area featuring a bright front aspect and useful understairs storage. To the rear, a stunning architect-designed kitchen extension forms the heart of the home, showcasing a superb open-plan kitchen/family space flooded with natural light from Velux windows and full-width sliding doors that open onto the secluded landscaped garden. Plus a separate 10ft rear aspect utility room with door into the integral garage. The first floor benefits from a wide landing currently arranged as a study area, complete with storage cupboard. The main bedroom offers fitted wardrobes, twin feature windows and a beautifully remodelled en-suite shower room, accompanied by an additional well-sized double bedroom on the same level. The top floor comprises two further double bedrooms, additional storage cupboards and a modern stylish family bathroom, creating an ideal layout for families or those needing guest space. Outside, the attractive and private rear garden features a fitted pergola and patio area, offering an inviting space for outdoor dining, entertaining or relaxing.



## Discover the Heart of Your Future Home

- Three-storey semi-detached townhouse offering beautifully presented and versatile accommodation extending to approximately 1,500 sq. ft.
- Welcoming entrance hall with a convenient cloakroom leading to a comfortable open-plan front-aspect living/dining area with useful understairs storage
- Stunning architect-designed kitchen extension providing a bright and airy open-plan kitchen/family space with Velux windows and sliding doors opening onto the secluded rear garden
- Separate 10ft rear aspect utility room with door into the remaining integral garage

4		Bedrooms	Council tax band	E
2		Receptions	Tenure	Freehold
2		Bathrooms	EPC rating	TBC



Stunning architect-designed kitchen extension providing a bright and airy open-plan kitchen/family space with Velux windows and sliding doors







Main bedroom featuring fitted wardrobe, twin feature windows, and a remodelled en-suite shower room,





# Every Detail Matters

- Main bedroom featuring fitted wardrobe, twin feature windows, and a remodelled en-suite shower room, along with an additional double bedroom on the first floor
- Second floor comprising two further double bedrooms, additional storage cupboards, and the stylish family bathroom
- Landscaped and secluded rear garden with fitted pergola and patio area
- Being sold with a closed onward chain







## Location, Location, Location

The Ladygrove development in Didcot is one of the town's most sought-after residential areas, known for its welcoming atmosphere, generous green spaces, and excellent local amenities. Designed with modern living in mind, Ladygrove offers a blend of contemporary homes, quiet residential streets, and beautifully maintained parks, making it ideal for families, professionals, and commuters alike. Residents enjoy superb convenience, with a range of local shops, cafés, and the popular Ladygrove Lakes right on the doorstep—perfect for weekend walks, jogging, or simply relaxing by the water.

## Viewing Arrangements

Viewing arrangements are strictly via Hodsons Estate Agents, please call 01235 511406







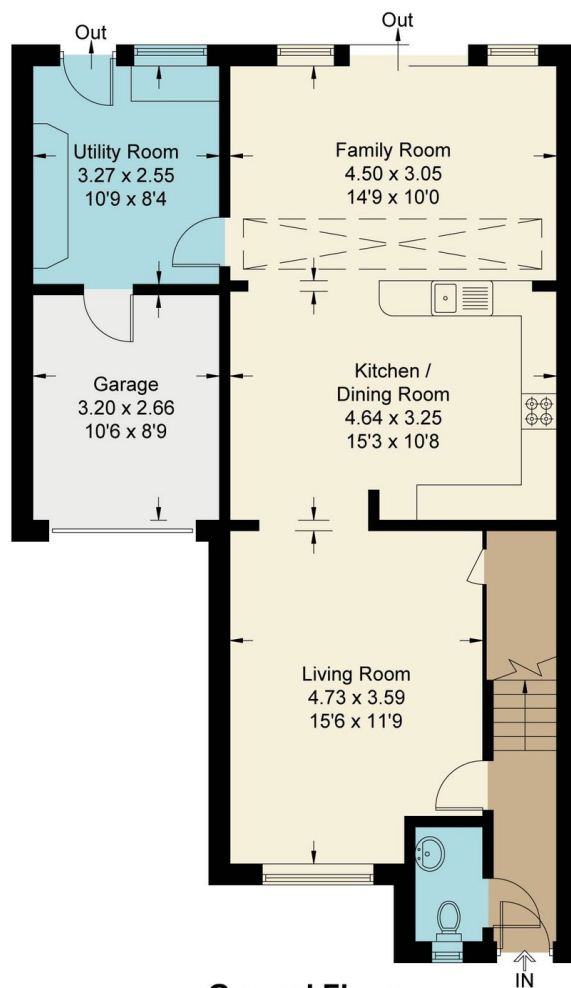
## Abbey Brook, OX11

Approximate Gross Internal Area = 138.90 sq m / 1495 sq ft

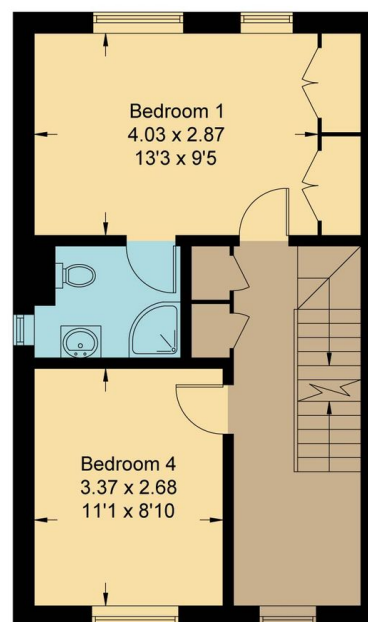
Garage = 8.50 sq m / 91 sq ft

Total = 147.4 sq m / 1586 sq ft

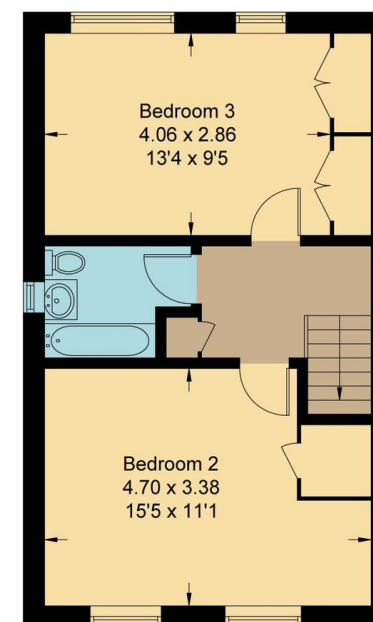
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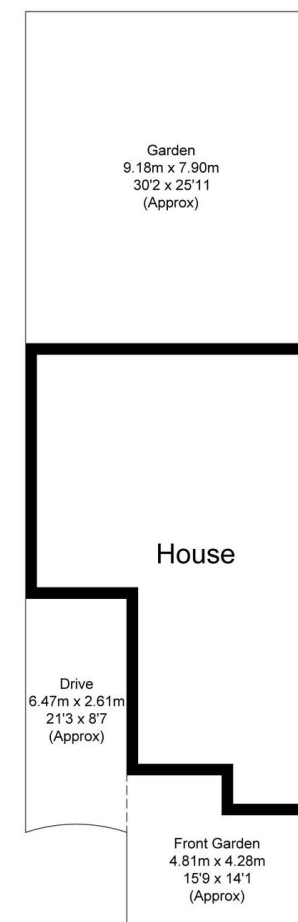
**Ground Floor**



**First Floor**



**Second Floor**



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