



The Avenue, Oxford, OX1 5AD

Guide Price £565,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated within a sought-after cul-de-sac in the highly regarded village of Kennington, this beautifully presented detached house was built by Berkeley Homes in 2003 and offers well planned accommodation arranged over two floors.

The property benefits from off-road parking for two to three cars, with potential for an additional parking space to the rear, subject to a purchaser's requirements.

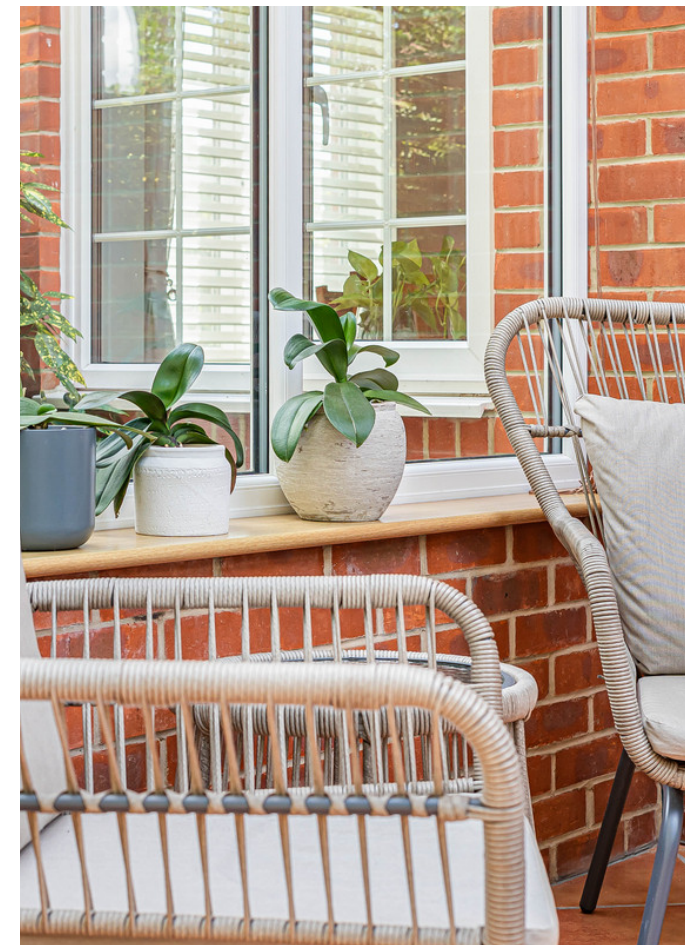
The interiors are characterised by a light and welcoming atmosphere, with well-proportioned living spaces designed to provide a comfortable setting for both everyday living and entertaining. The principal reception room features attractive oak flooring and French doors opening into a conservatory, which enjoys a pleasant outlook over the rear garden.

The separate kitchen/breakfast room is positioned at the front of the house and benefits from views over the cul-de-sac. This is also a useful cloakroom/WC.

On the first floor are three generously proportioned bedrooms. The principal bedroom, measuring approximately 15 ft 3 in by 11 ft 1 in, benefits from an en-suite shower room and integrated dressing area, while two further bedrooms are served by a well-appointed family bathroom.

To the rear, the enclosed garden provides a lovely and established setting, with areas of lawn, mature planting and a paved terrace providing an attractive space for outdoor dining and entertaining during the warmer months.





Key Features

- Beautifully presented detached house
- Highly regarded village location
- Light and welcoming reception room with attractive oak flooring
- French doors opening to a conservatory overlooking the rear garden
- Separate kitchen/breakfast room with views over the cul-de-sac
- Principal bedroom with en-suite shower room and integrated dressing area
- Enclosed rear garden with established planting, areas of lawn and a paved terrace, ideal for outdoor dining and entertaining
- Excellent location between Oxford and Abingdon



The Location

Kennington occupies an excellent location between Oxford and Abingdon with a wide range of amenities including a primary school, Co-op store, Post Office, chemist, health centre, library, two churches, a village pub and take away restaurants. There is also a children's playground, sports field, walks on the Memorial Fields and easy access to Bagley Wood and the River Thames at Sandford Lock.

Kennington is also in the catchment area for Matthew Arnold Secondary School off Cumnor Hill and is served by a regular bus service to central Oxford and Abingdon.

According to Ofcom, Superfast & Ultrafast broadband is available and mobile voice and data coverage is good outdoor and variable in home.

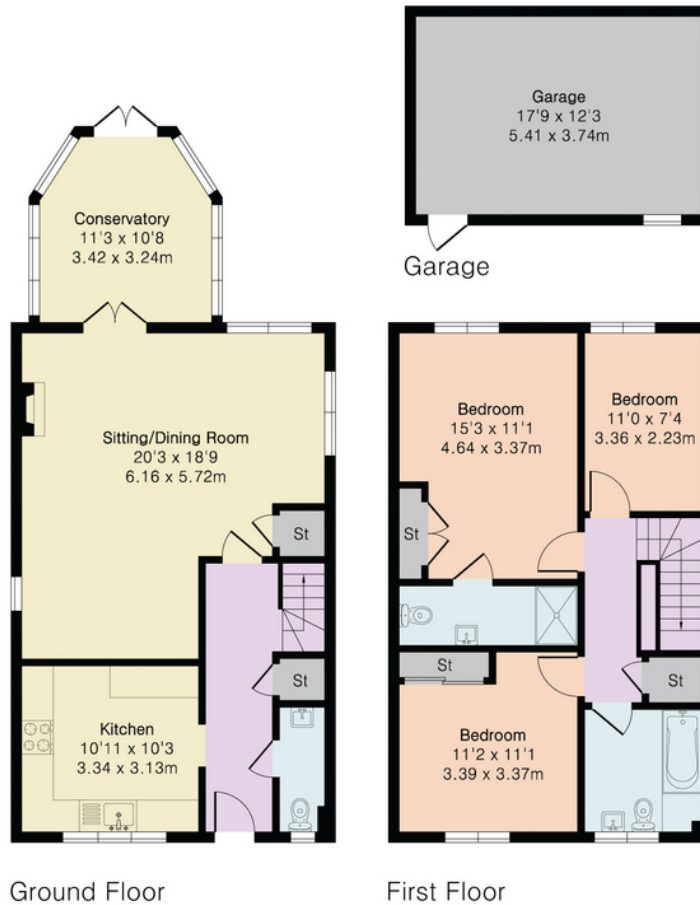


**Approximate Gross Internal Area 1278 sq ft - 119 sq m
(Excluding Garage)**

Ground Floor Area 698 sq ft – 65 sq m

First Floor Area 580 sq ft – 54 sq m

Garage Area 218 sq ft – 20 sq m



Ground Floor

First Floor

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