

100 Appleford Drive, Abingdon OX14 2BS

100 Appleford Drive

A rare opportunity to acquire a superb, detached family home well located just off Oxford Road. A spacious, highly versatile and wonderfully light residence offering generous accommodation.

100 Appleford Drive is situated just off the Oxford Road which is one of North Abingdon's prime non estate locations. Excellent public transport links, within a short walk to the facilities with Nortcourt including a Co Op, post office and the Barns coffee shop. The property is well sited for local schooling as well as convenient access to the A34. Useful distances include Abingdon town centre (circa 1 mile) and Oxford City (Circa 6 miles)

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

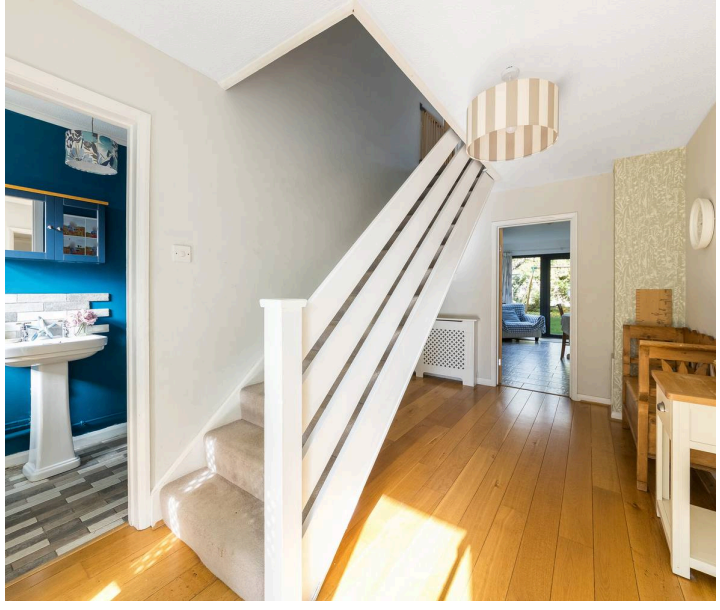
Council Tax Band: F

Tenure: Freehold

EPC: D













Key Features

- Contemporary entrance porch leading into spacious entrance hall with doors to all principle rooms
- Wonderfully light, open plan social kitchen/dining room with double doors opening out onto the gardens
- 30'4 Open plan principle reception room, with ample room for living and dining spaces as well as a study area over looking the gardens
- Highly versatile separate reception room with attractive parquet flooring. Perfect as a good size snug, playroom or generous study perhaps
- Four double bedrooms arranged around a generous landing. The master bedroom being particularly noteworthy with a shower en-suite and built in storage
- Spacious four piece family bathroom with large walk in shower and freestanding statement bath
- Externally the property benefits from two driveways, one of which is gated and leads to the single garage. The second driveway offers parking for multiple vehicles
- The rear gardens offer superb degrees of privacy, with mature trees and shrubs plus a versatile detached timber lodge, perfect as a work from home space or garden room









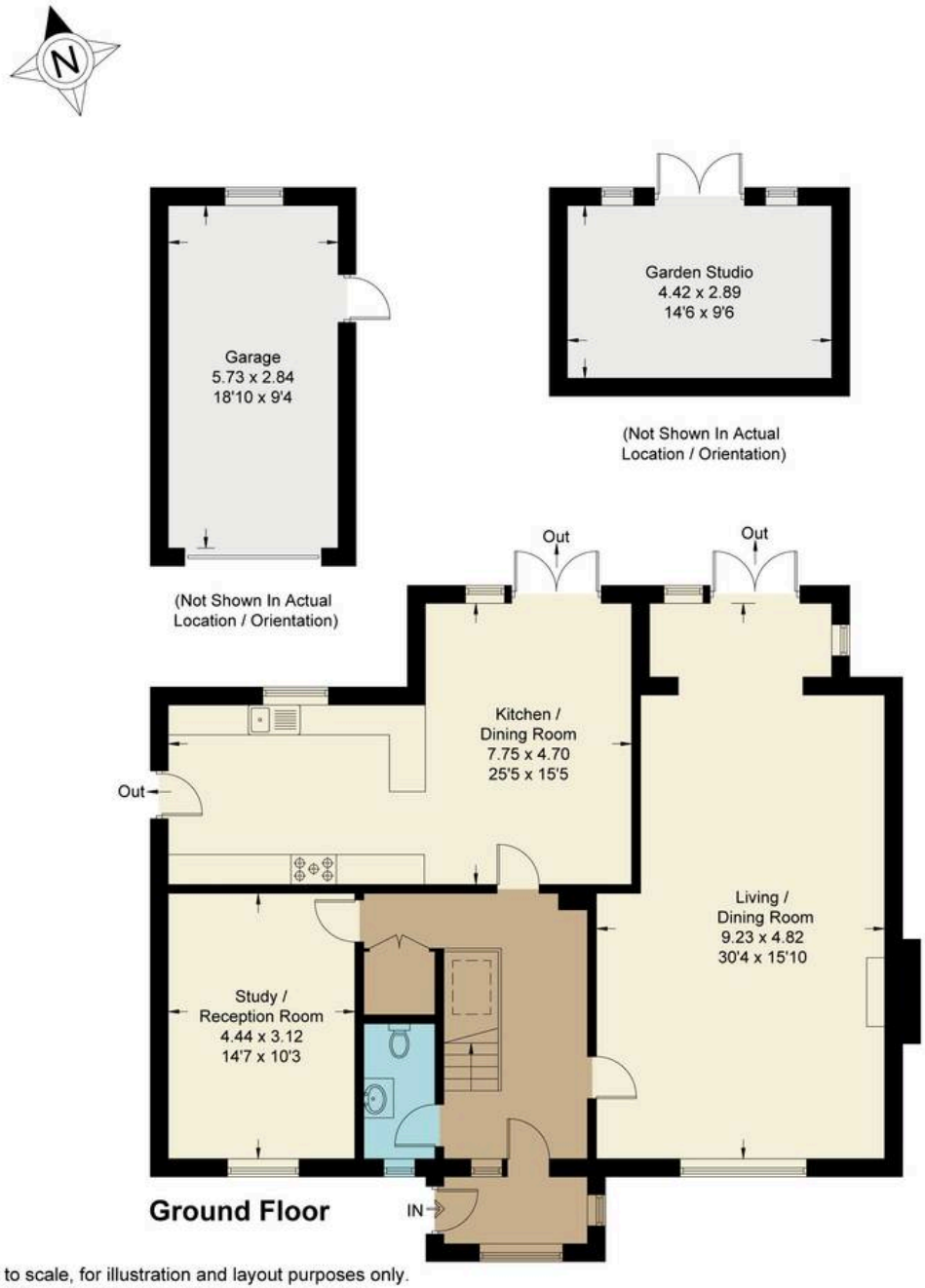


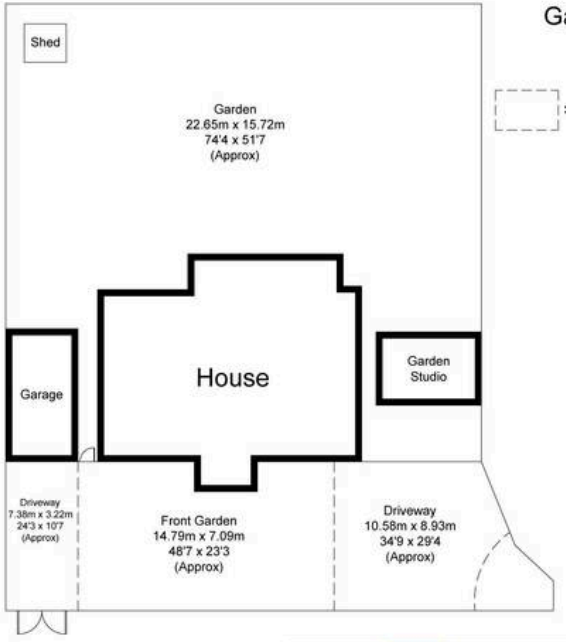



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Approximate Gross Internal Area = 185.10 sq m / 1992 sq ft
Garage = 16.30 sq m / 175 sq ft
Garden Studio = 12.80 sq m / 138 sq ft
Total = 214.20 sq m / 2305 sq ft
For identification only - Not to scale
= Reduced Headroom Below 1.5m / 5'0







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