



18 Church Road, Radley OX14 3AT



## 18 Church Road

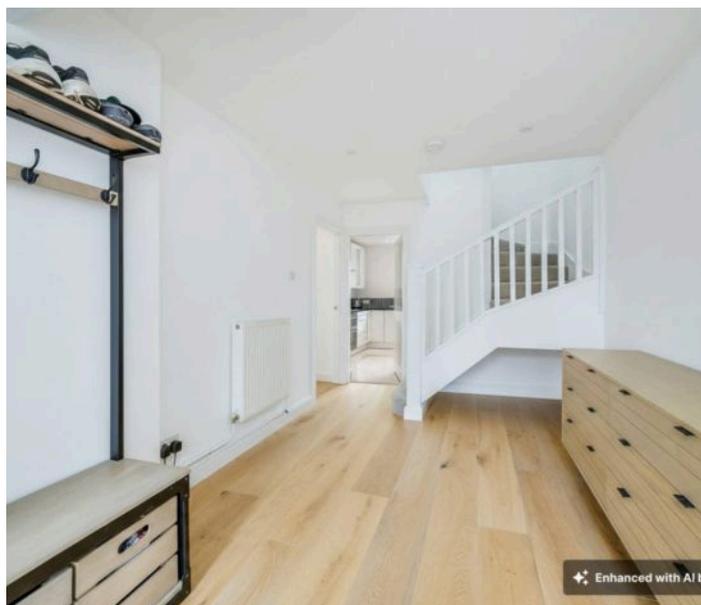
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A stunning family home in the heart of Radley village. Having been extended and renovated by the current owner to exacting standards. Offered to the market in impeccable condition throughout, a large, highly versatile and wonderfully light residence in a highly coveted location. Two reception rooms, four bedrooms, four bathrooms all complimented by a 53' rear garden backing onto fields plus a detached, insulated garden office. Homes of this caliber within a well serviced village setting are a real rarity. Simply superb.

Church Road is situated in a delightful non-estate location within the heart of one of the area's most sought after villages. The property benefits from a short walk to the river Thames and cycle route to the local leisure centre. There is easy pedestrian access to bus routes, a nearby pub, general store/newsagent, excellent schooling and the very useful Radley Railway Station which offers a commuter service to Oxford, Reading and London. Useful road distances include Abingdon Town Centre (circa. 2.5 miles and Oxford City Centre (circa. 5 miles).

Bedrooms: 4 Bathrooms: 4 Reception Rooms: 2

Council Tax Band: D Tenure: Freehold EPC: C





## Key Features

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- Striking entrance hall with ample storage for coats and shoes, doors through to the kitchen and principle living spaces
- Double aspect living/dining room with attractive solid wood flooring throughout and double doors opening onto the gardens
- Highly versatile additional reception room, with a shower room next door this space also provides real annex potential
- Sleek fitted kitchen with breakfast bar and integral appliances
- To the first floor are three generously proportioned double bedrooms arranged around a spacious landing. Bedroom two with vaulted ceiling benefits from a newly fitted contemporary en-suite
- Re-fitted four piece family bathroom with modern white suite
- Superb second floor double aspect principle bedroom suite with shower en-suite
- Ample driveway parking for multiple vehicles, gated side access leading to the rear garden
- Rear garden overlooking open green space, with a full width paved terrace and detached garden office









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2024

GOLD WINNER

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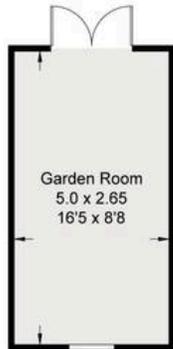
Approximate Gross Internal Area = 193.70 sq m / 2085 sq ft

Garden Room = 13.20 sq m / 142 sq ft

Total = 206.90 sq m / 2227 sq ft

For identification only - Not to scale

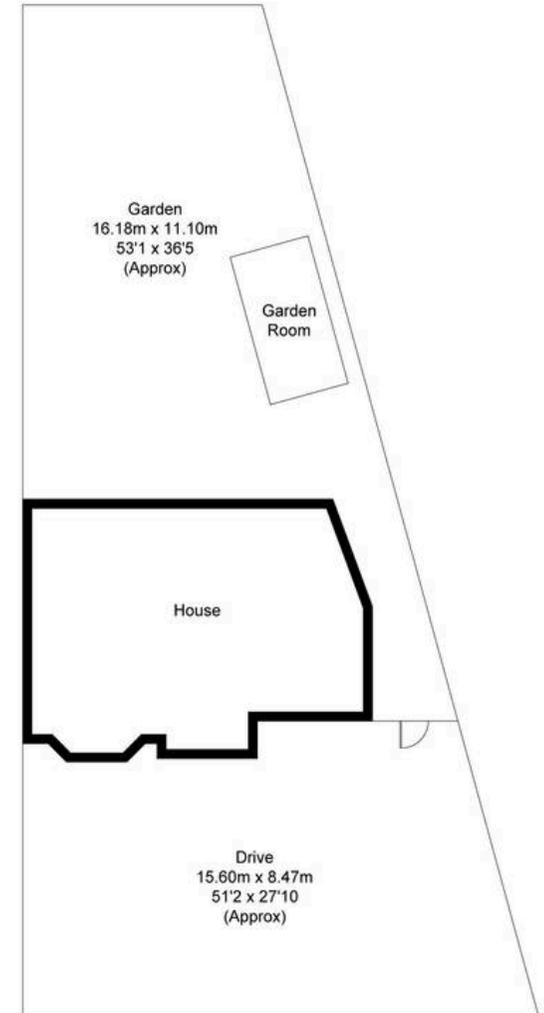
----- Restricted Head Height



(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

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