



204 Poplar Grove, Kennington OX1 5QT



204 Poplar Grove

Wonderfully located within this highly coveted and well serviced Oxfordshire village. Sitting on 0.28 acre plot, affording huge potential to substantially develop the existing accommodation. Currently a three-bedroom detached bungalow with spacious and well proportioned living accommodation, benefiting from a mature, extremely private, South facing rear landscaped garden stretching in excess of 144'. All complemented by generous driveway parking for multiple vehicles and a detached oversized garage.

204 Poplar Grove is well-situated in an established location within the heart of this very popular village, offering easy access to many nearby amenities including schools, shops, church, public house and local bakery/coffee shop. There is an excellent bus service from Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 offers many road links both north and south. There is a train station in the neighboring village of Radley, with links to Oxford and London.

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Entrance hall with doors to all principal rooms
- Good size living room with a feature fireplace and window through to the garden room
- Stunning 22'5" kitchen/breakfast room complete with breakfast bar, corian work surfaces and several integral appliances
- The kitchen flows through into the full width extension which gives you two further reception spaces, a defined dining area overlooking the gardens and wonderfully light double aspect garden room
- Good size separate utility room with WC, with a door leading out onto the gardens
- Three well proportioned bedrooms, bedroom one being of particular note with a compact shower en-suite and built-in storage
- Contemporary refitted shower room with white suite
- Driveway parking for multiple vehicles with gated access leading to additional driveway parking which in turn leads to an oversized detached garage with light and power
- Beautiful, mature landscaped South facing rear gardens offering excellent degrees of privacy complete with summerhouse and garden room, a true gardeners paradise









BRITISH
PROPERTY
AWARDS
2024

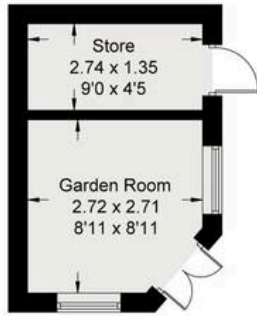
GOLD WINNER

ESTATE AGENT
IN ABINGDON

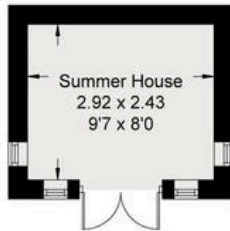


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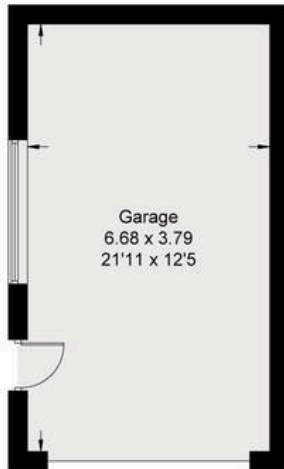




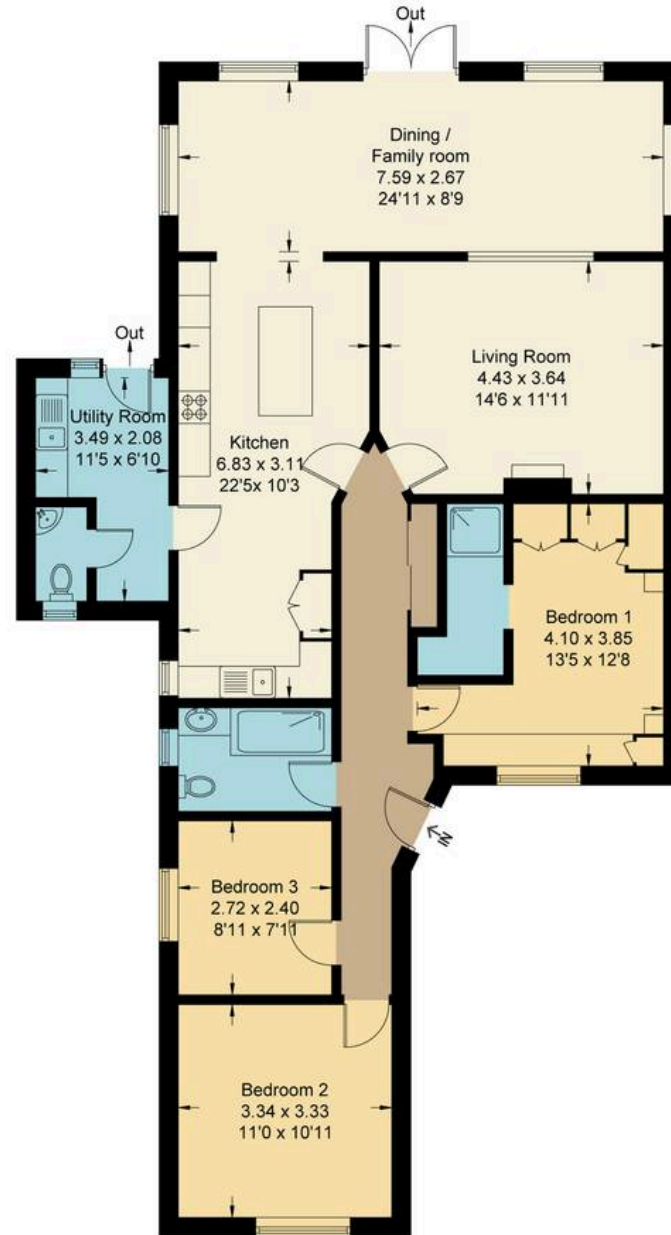
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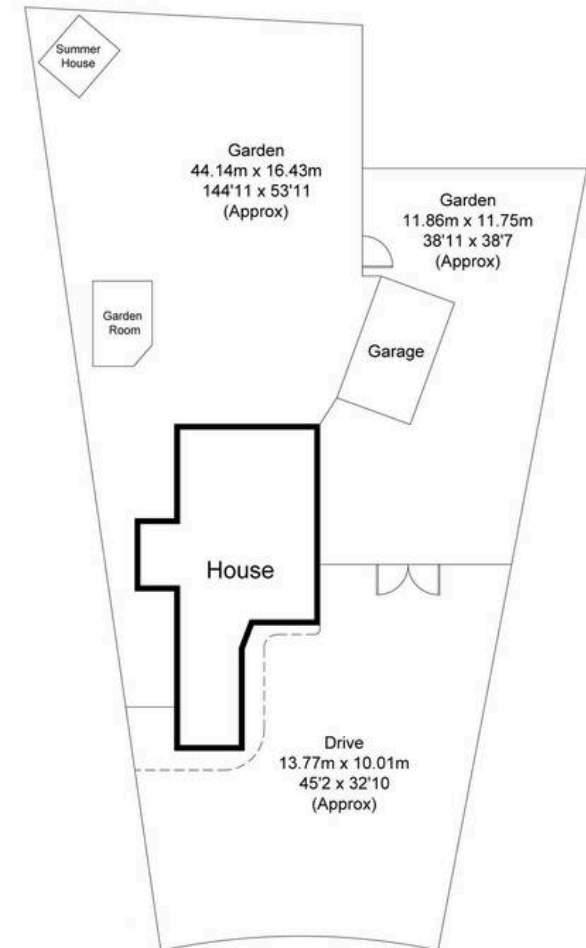


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Ground Floor

Poplar Grove, OX1
 Approximate Gross Internal Area = 113.20 sq m / 1218 sq ft
 Store / Garden Room = 11.10 sq m / 119 sq ft
 Summer House = 7.10 sq m / 76 sq ft
 Garage = 25.30 sq m / 272 sq ft
 Total = 156.70 sq m / 1685 sq ft
 For identification only - Not to scale



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