



16 Prince Grove, Abingdon OX14 1XE





## 16 Prince Grove

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Prince Grove is a highly sought after no-through North Abingdon location comprising of only substantial detached family homes, providing a very pleasant overall setting. There is easy access to many nearby amenities including several shops, a wide range of sporting facilities and several excellent private and state schools. There is a bus stop a short walk away combined with a quick route onto the A34 leading to many important destinations north and south. Useful distances include Abingdon town centre (circa. 2.4 miles), Radley railway station (circa. 2 miles) and Oxford city (circa. 5.5 miles).

Bedrooms: 4

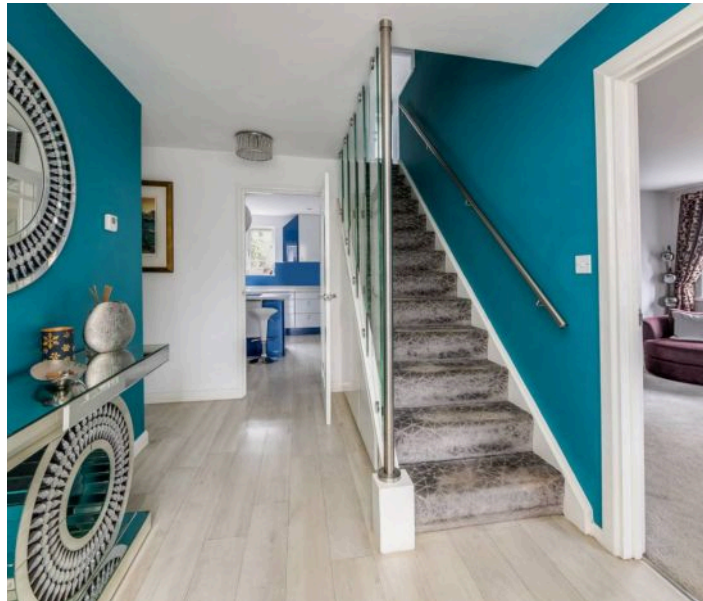
Bathrooms: 3

Reception Rooms: 3

Council Tax Band: F

Tenure: Freehold

EPC: D





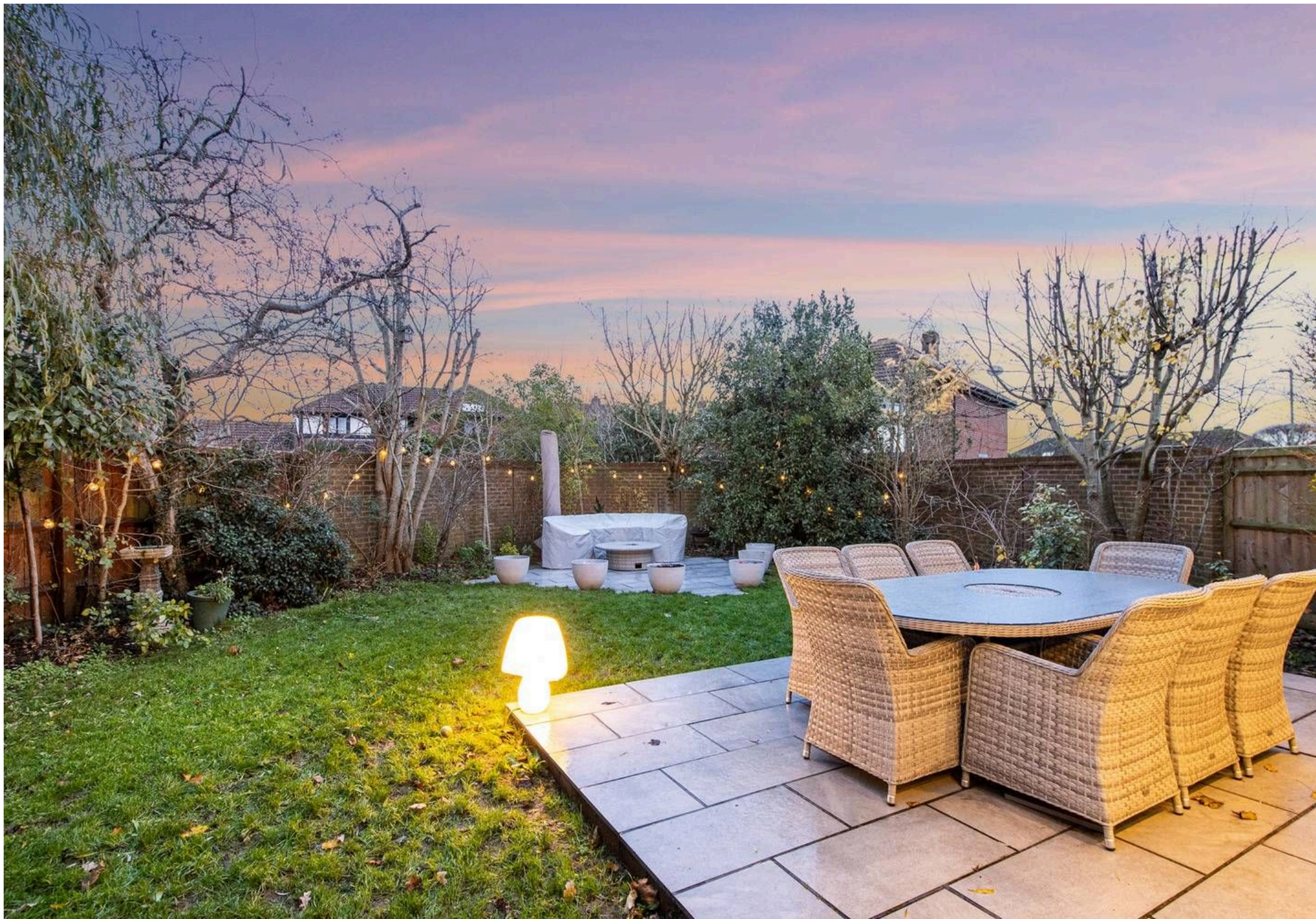


## Key Features

- Entrance hall, complete with storage cupboards, leading to separate study that could easily serve as a ground-floor bedroom, combined with the adjoining refitted shower room
- A delightful double-aspect sitting room enjoys an elegant focal point in the form of an Portuguese limestone fireplace
- The heart of the home is a superb open-plan lifestyle space featuring a stylish and well-equipped kitchen flowing into the dining area, which in turn opens seamlessly into a wonderfully light and airy living/family room. This versatile space benefits from a contemporary media wall and multiple sets of bi-folding doors opening onto the rear garden
- Separate utility room positioned directly off the kitchen.
- Large master bedroom featuring bay window and an en-suite shower room
- Second double bedroom complemented by large dressing room fitted with a wide range of wall-to-wall wardrobes.
- Two further generous double bedrooms are served by a contemporary family bathroom
- Mains gas central heating, replacement PVC double-glazed windows, and recessed LED lighting to many rooms
- To the front, the property provides hard-standing parking for several vehicles leading to the garage
- The attractive landscaped rear garden is fully enclosed by mature trees, established shrubbery, and handsome brick walling, and features two separate porcelain-tiled terraces leading to an area of lawn and a private recessed space, purpose-designed to accommodate a large hot tub.



















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# Prince Grove, OX14

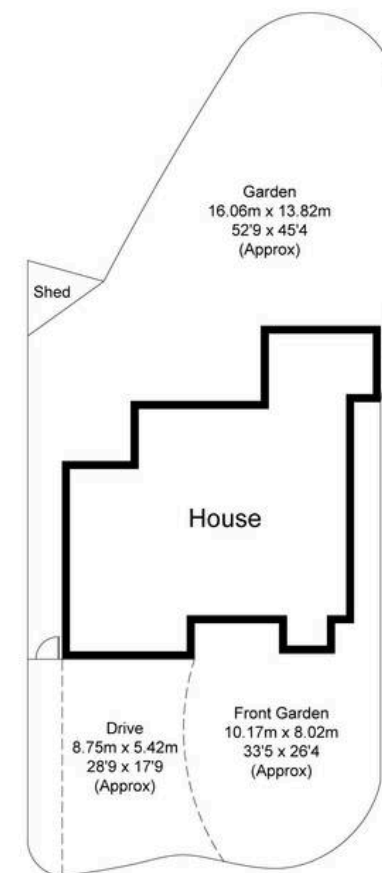
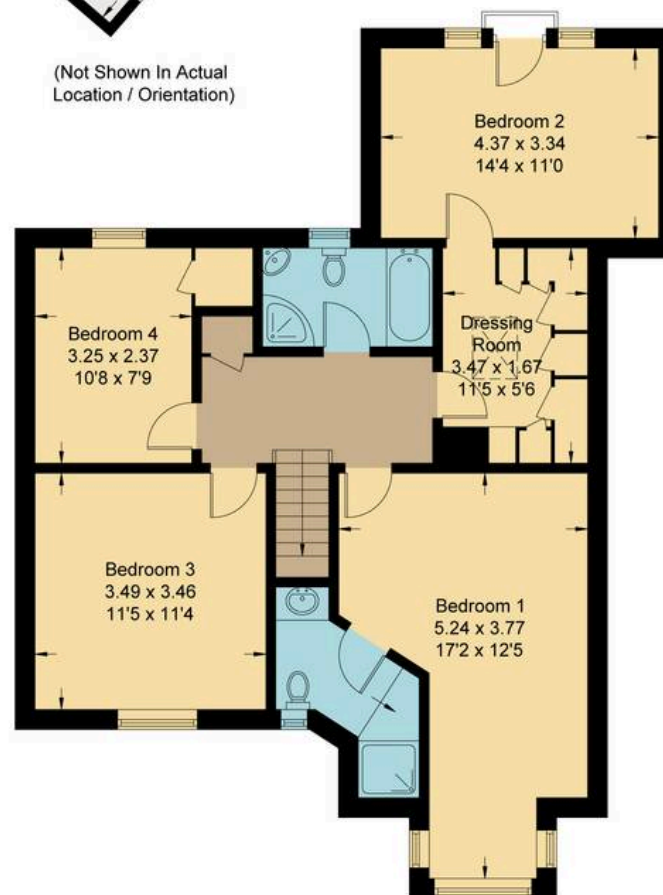
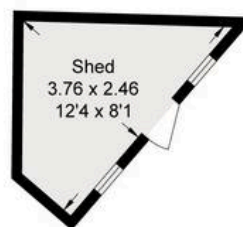
Approximate Gross Internal Area = 170.0 sq m / 1830 sq ft

Garage = 14.90 sq m / 160 sq ft

Shed = 5.50 sq m / 59 sq ft

Total = 190.40 sq m / 2049 sq ft

For identification only - Not to scale



## Ground Floor

## First Floor

Not to scale, for illustration and layout purposes only.  
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