



207 South Avenue, Abingdon OX14 1QU



## 207 South Avenue

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Attractive double-fronted detached family home. offering substantially extended and very versatile accommodation, including potential annex facilities, complemented by large attractive gardens extending to a 1/4 of an acre leading directly onto a wooded copse, sold with no ongoing chain, within this highly sought after North Abingdon location.

South Avenue is a desirable non-estate North Abingdon location comprising of predominantly older and good size family homes with large gardens, providing a very pleasant overall setting. There is easy pedestrian access to many nearby amenities including excellent primary and secondary schooling. The A34 intersection is a short drive providing a quick route to Oxford city (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 3

Council Tax Band: E

Tenure: Freehold

EPC: D





## Key Features

- Inviting entrance hall with cloakroom off, leading to delightful double aspect sitting room featuring an attractive fireplace and doors leading to rear gardens, complemented by separate dining room with solid wood block flooring
- Kitchen overlooking the rear gardens adjoining a separate utility room (these rooms could be combined to provide a large open plan kitchen/dining room)
- Inner hall providing useful independent access to both the front and rear gardens providing access to the garage and flexible study/craft room with Velux window
- Light and airy family room/alternative bedroom with double doors opening directly onto the large rear gardens. This very versatile room incorporates a kitchenette and adjoining wet room and offers excellent potential for independent annex accommodation or multi generational living
- First floor main double bedroom benefits from built-in wardrobe cupboards and spacious adjoining shower room
- Three further spacious bedrooms complemented by a further family bathroom and the large roof space above offers generous ceiling heights, ideal for conversion
- Mains gas radiator central heating, PVCU double glazed windows and the property is sold with no on-going chain
- Front gardens providing block paved parking facilities leading to the garage with the remainder being laid to lawn
- To the rear are large, mature gardens (total plot extends to approximately 0.25 of an acre) incorporating a generous patio area leading onto extensive lawn, delightful summer house and several mature trees - the whole enclosed by fencing, with a gate providing pedestrian access onto the attractive wooded rear wooded copse











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AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON



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# South Avenue, OX14

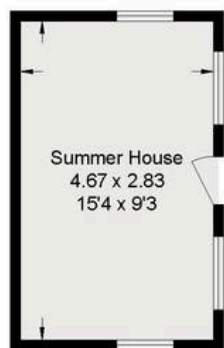
Approximate Gross Internal Area = 164.0 sq m / 1765 sq ft

Garage = 14.40 sq m / 155 sq ft

Summer House = 13.20 sq m / 142 sq ft

Total = 191.60 sq m / 2062 sq ft

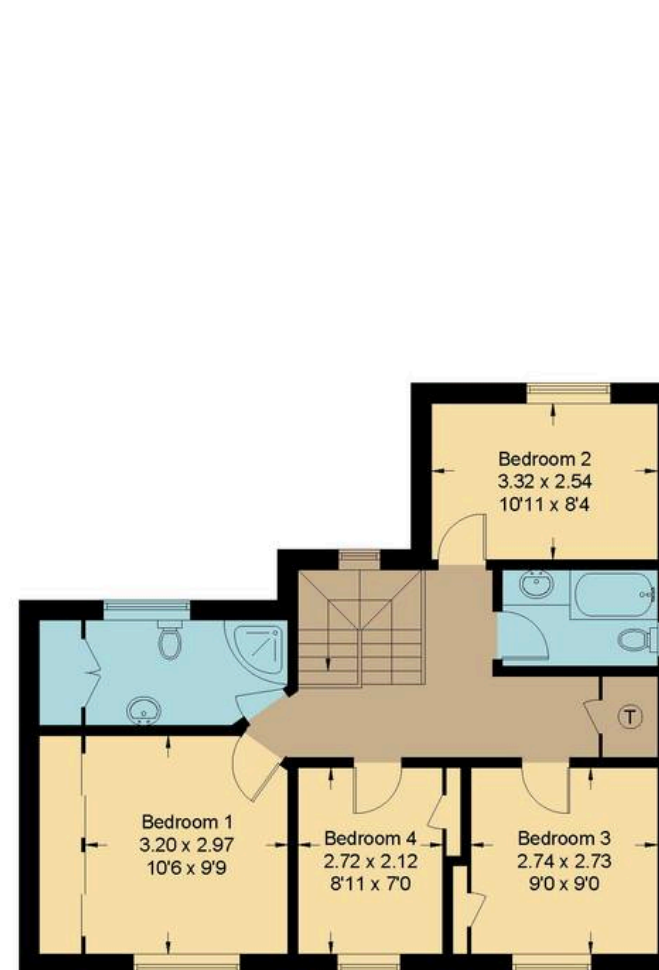
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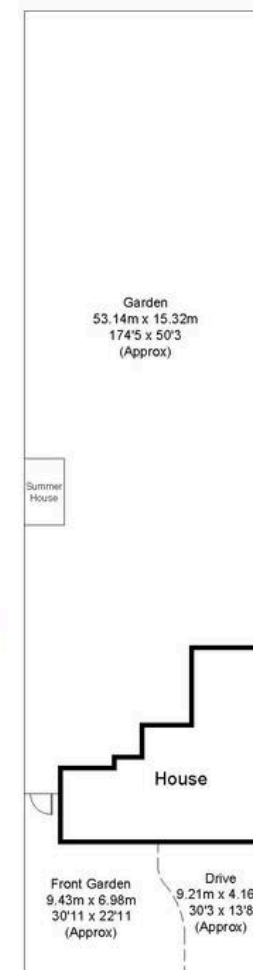
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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