



Leylandii House, Mullard Way, Abingdon OX14 1DT

Leylandii House

Leylandii House offers a rare opportunity to acquire a substantial, grade II listed period residence within the heart of Abingdon-On-Thames. Approached via Mullard Way, the property offers huge versatility given its sheer size and flexible layout. Offering generously proportioned, characterful accommodation over its two floors, complemented by private gardens, the size of which are rarely seen with a town centre address.

Abingdon-on-Thames is one of England's oldest market towns, renowned for its attractive period architecture, rich history and picturesque riverside setting along the River Thames.

The town is particularly popular with families, benefiting from a selection of highly regarded schools (Carswell primary school is on the doorstep of Leylandii House) parks and recreational facilities including Albert Park the Abbey Cinema and Unicorn Theatre. A variety of independent shops, cafés and restaurants can be found within the town centre, catering to a wide range of tastes and everyday needs.

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 4

Council Tax Band: D

Tenure: Freehold

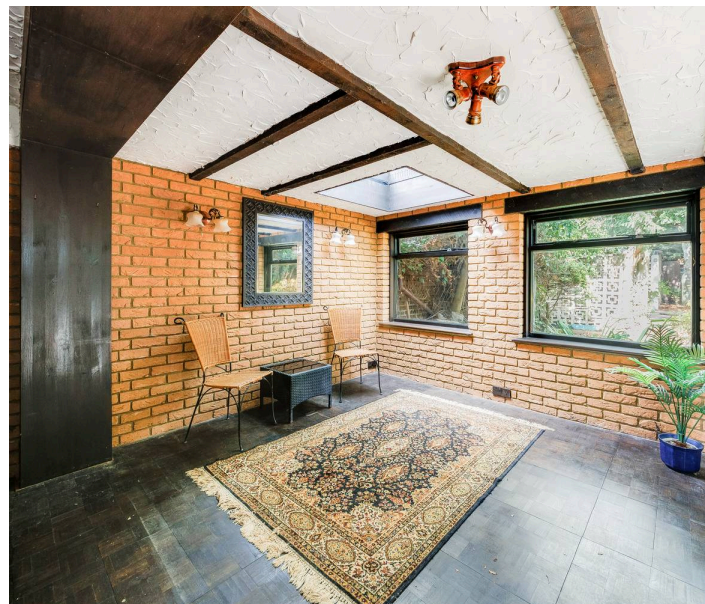
EPC: G





Key Features

- Striking period home nestled in the heart of the town
- Three reception rooms
- Four first floor bedrooms
- Two bathrooms
- Generous mature gardens with large garden room and WC
- Ample gated parking
- Offered to the market with the security of NO ONWARD CHAIN











BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



Introducing the Hodsons team...
...trust in our experience!



Leylandii House, OX14

Approximate Gross Internal Area = 178.60 sq m / 1922 sq ft

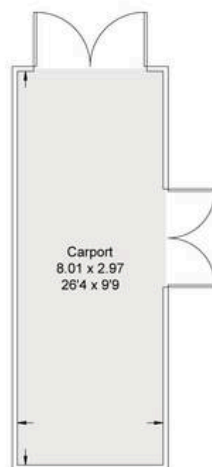
Outbuilding = 6.40 sq m / 69 sq ft

Total = 185.0 sq m / 1991 sq ft

For identification only - Not to scale



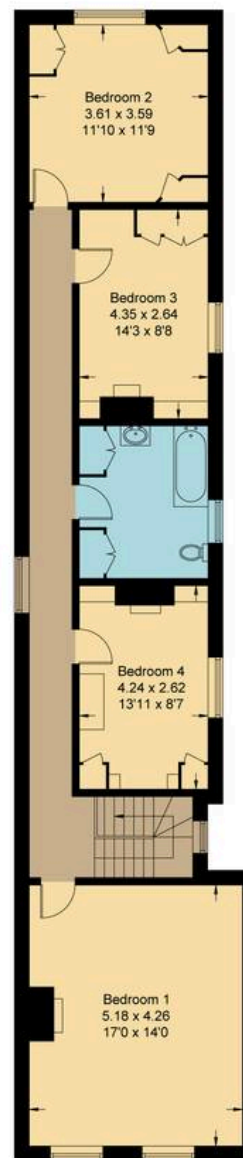
(Not Shown In Actual
Location / Orientation)



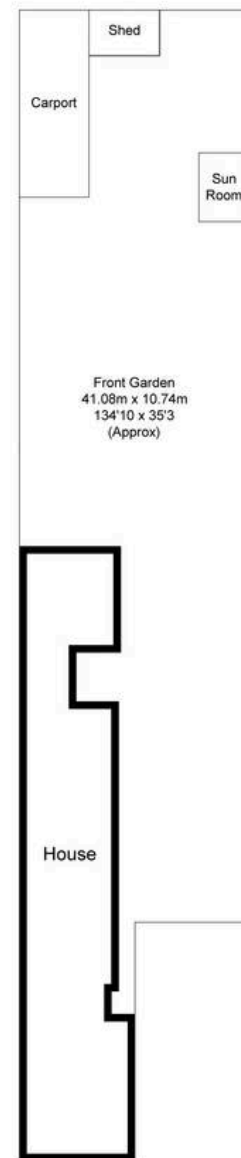
(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Not to scale, for illustration and layout purposes only.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited



Hodsons
...your move, our passion
Sales | Lettings

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