



12 St. Swithuns Road, Kennington OX1 5PT

12 St. Swithuns Road

Extremely well located within this highly sought after and well serviced Oxfordshire village, a highly versatile detached residence offering well proportioned accommodation over two floors combined with generous driveway parking, single garage and 71' mature rear garden.

St Swithuns Road is one of Kennington's most sought after locations. The property is within walking distance of many nearby amenities including shops, primary school, church and public house. There is an excellent bus service into Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles)

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: C





Key Features

- Entrance hall with doors to all principal rooms. Two well proportioned ground floor bedrooms complemented by a contemporary shower room
- Open plan social kitchen/living/dining room featuring a contemporary fitted kitchen with integral appliances and door to the side
- The kitchen flows through into the dining space which has glazed sliding doors affording views over the beautiful rear garden
- Dining room is open plan to the living space which in turn leads through to a separate reception room
- Double aspect ground floor reception room, perfect as a snug or generous work from home space with doors opening out onto the gardens
- Covered side passage which provides ample storage space, a door into the side of the garage and useful utility space
- Two well proportioned bedrooms and modern bathroom with white suite
- Generous driveway parking providing off road parking for multiple vehicles, this leads to a detached single garage with light and power
- Landscaped rear gardens provide a delightful space benefiting from excellent degrees of privacy. Other features of the landscaped rear garden include a paved sun terrace, good expanse of lawn, greenhouse and shed











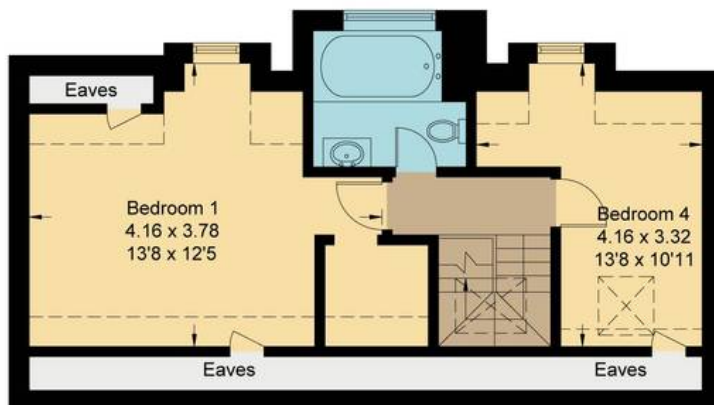
BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON



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First Floor

[Dashed line] = Restricted Head Height

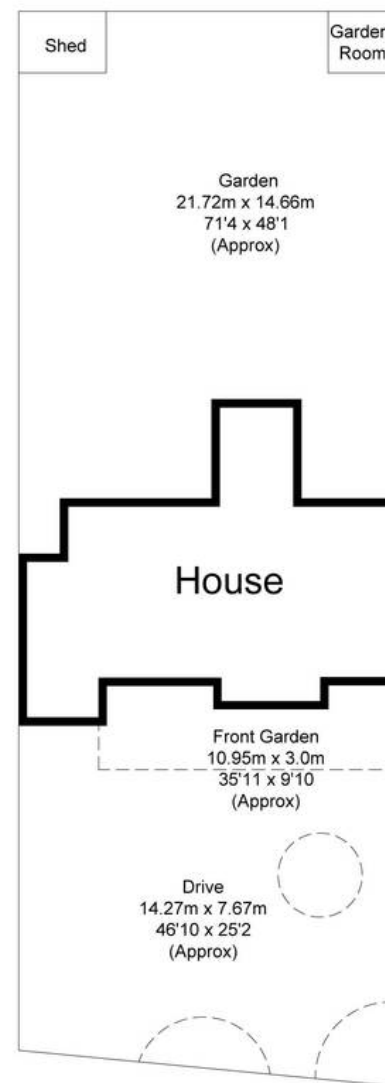


Ground Floor

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St. Swithuns Road, OX1

Approximate Gross Internal Area = 127.0 sq m / 1367 sq ft
 (Excluding Eaves Storage)
 Garage = 16.20 sq m / 174 sq ft
 Total = 143.20 sq m / 1541 sq ft
 For identification only - Not to scale



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