



Kingfisher Cottage, Thames Street, Abingdon OX14 3HZ



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Sales | Lettings

Kingfisher Cottage

A delightful waterside residence, Kingfisher Cottage provides pleasant and peaceful living within the heart of Abingdon town centre, set within the backdrop of the of the historic Unicorn Theatre and Abbey Grounds. Fronting a subsidiary of the River Thames, the Victorian terrace property has been beautifully maintained by the current owners with sash windows and cast iron fireplaces yet offers many modern features including a wonderful galley kitchen extending in to the tranquil breakfast room with glass vaulted ceiling. Externally the split level walled gardens provide secluded lawns with many established fruit trees and raised vegetable beds with lovely heated garden room offering a versatile outside space ideal as a home office or simple place of relaxation. Parking is readily available via residence permit parking immediately in front of the property.

The property is within a short walk of a wide range of well known shops and independent businesses, the historic market place/town hall, extensive Abbey grounds, and beautiful Thames-side walks. Useful distances include Oxford city centre (circa. 8.5 miles) and Didcot with its useful mainline railway station to London Paddington (circa. 6.6 miles).

Bedrooms: 2 Bathrooms: 1 Reception Rooms: 2

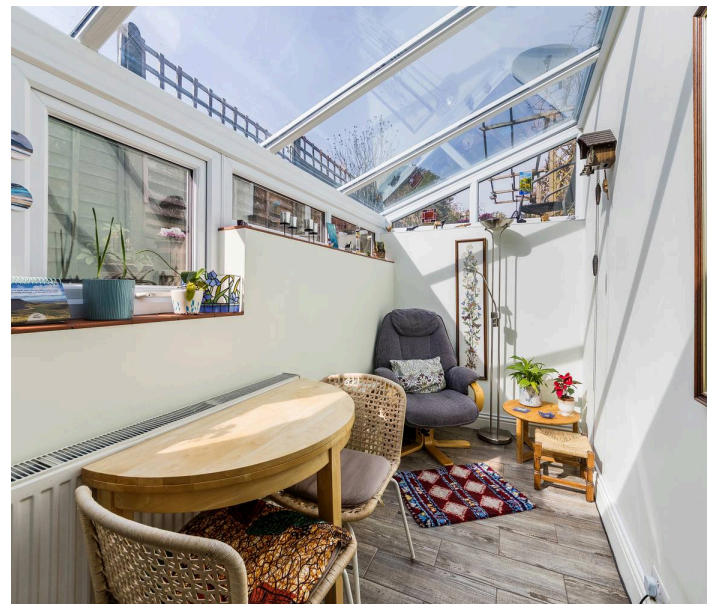
Council Tax Band: D Tenure: Freehold EPC: D



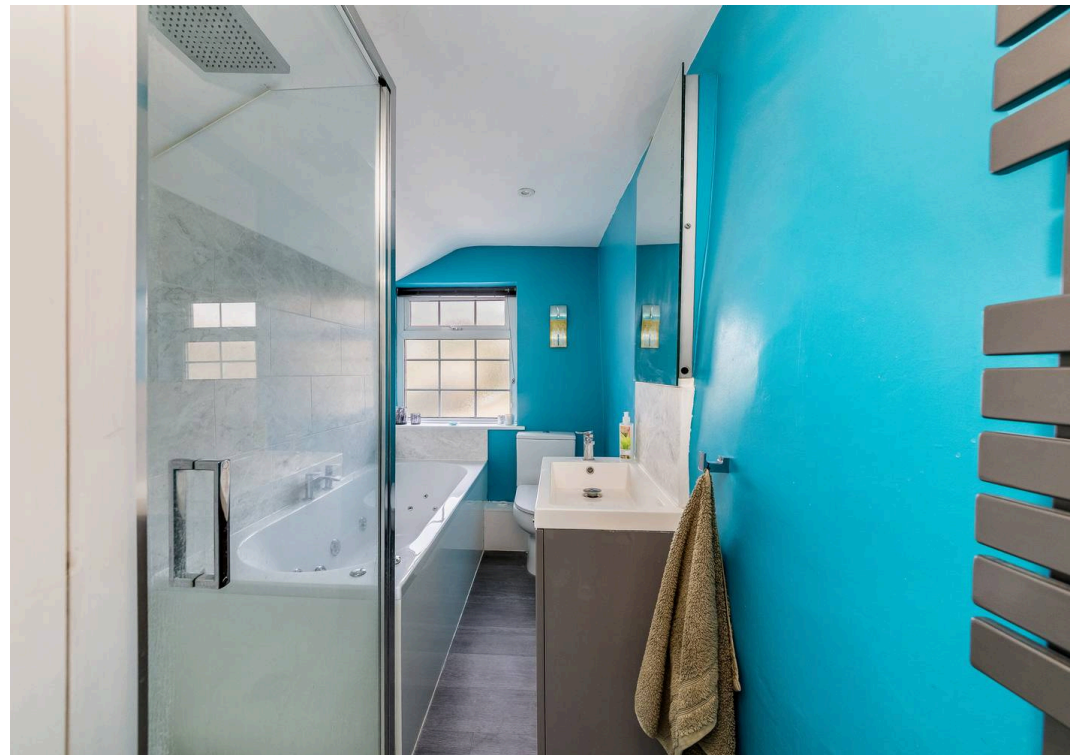


Key Features

- Entrance porch leading to open plan front facing lounge and dining room with exposed wood flooring and cast iron inset fireplace
- Well equipped fitted galley kitchen through to extended breakfast room with delightful glass vaulted ceiling
- First floor principal bedroom with floor to ceiling fitted wardrobe cupboards offering elevated River views
- First floor landing offering useful study space and additional storage space, leading to refurbished four piece bathroom and further top floor double bedroom
- Attractive and mature part walled 70' split level rear gardens, with heated summer house and mature fruit trees and raised vegetable beds
- Residents permit parking available located directly in front of the property











BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON

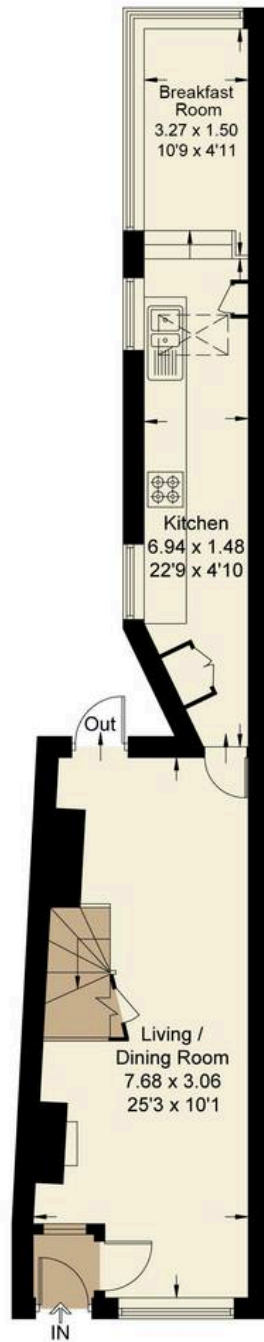


Introducing the Hodsons team...
...trust in our experience!

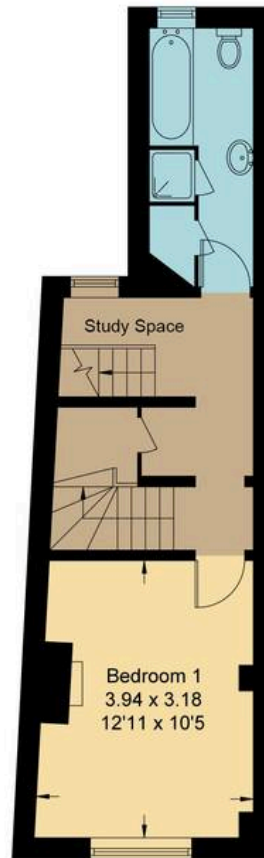


Thames Street, OX14

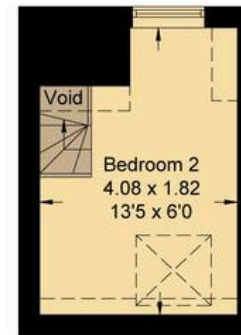
Approximate Gross Internal Area = 76.30 sq m / 821 sq ft
 Summer House = 3.70 sq m / 40 sq ft
 Total = 80.0 sq m / 861 sq ft
 For identification only - Not to scale



Ground Floor

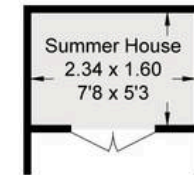


First Floor

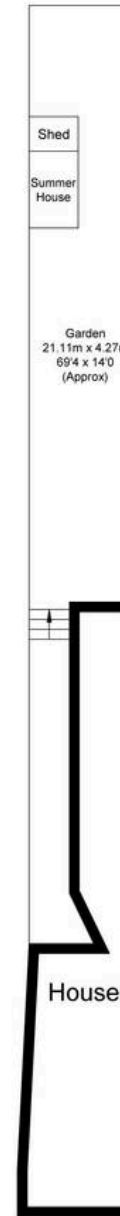


Second Floor

= Restricted Head Height



(Not Shown In Actual Location / Orientation)



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