



Oliver
James



Kennington Road,
Kennington,
Oxford, OX1 5PB

£465,000

Description

An attractive bay-fronted three-bedroom family home, offered to the market with no onward chain and presenting an exceptional opportunity to acquire a property with generous outside space, ample driveway parking and considerable future potential in a most desirable village setting.

Set back from the road, the property enjoys a welcoming frontage and a layout well suited to modern family living.

The accommodation includes an entrance hall, a charming sitting room with open fireplace, and an open-plan kitchen/dining room with direct access to the beautifully maintained rear garden approaching 220 ft. (67 metres), creating an excellent connection between the house and its substantial outdoor space. With several neighbouring homes having already been extended, there is also clear scope to further enhance and enlarge the property, subject to the usual planning consents. The first floor provides three well-proportioned bedrooms and a family bathroom, making this an appealing home for buyers seeking immediate comfort as well as the opportunity to add value over time.





Location

Kennington is one of the area's most sought-after village locations, offering an excellent blend of community, convenience and connectivity, with local shops, a primary school, pub, church, green spaces and riverside walks along the Thames all close by. Regular bus routes, nearby Radley station and easy access to the A34 provide convenient links to Oxford, Abingdon, London, the M4 and the M40.

Agent Notes

The property is Freehold.

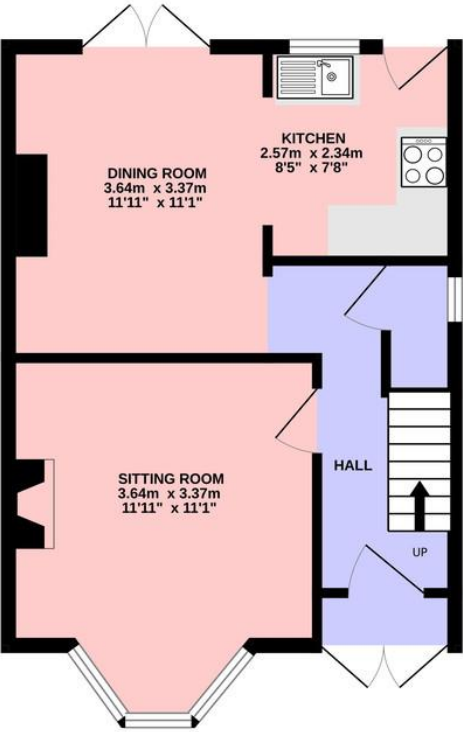
Mains drainage, gas, electricity and water are connected.

Council Tax is band D with Vale White Horse DC and the EPC Rating is E.

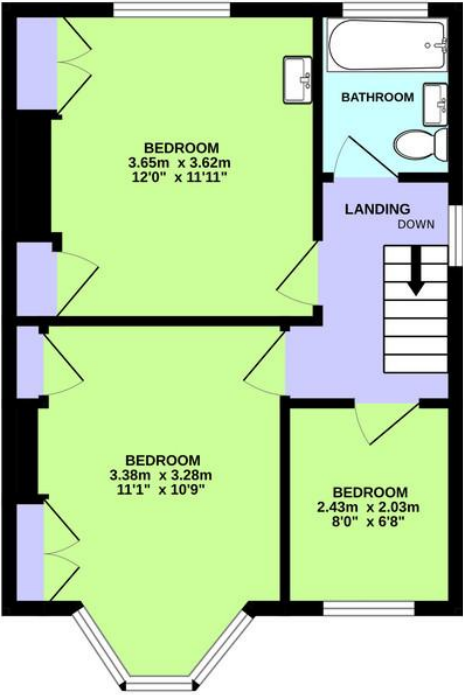
The property has not flooded in the last 5 years.



GROUND FLOOR
40.6 sq.m. (437 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



43 KENNINGTON ROAD KENNINGTON OXFORD OX1 5PB
TOTAL FLOOR AREA : 81.2 sq.m. (874 sq.ft.) approx.
Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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For further information, please contact:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.