



30 Medlicott Drive, Abingdon OX14 5PS

## 30 Medlicott Drive

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Larger design of four-bedroom detached family home offering well balanced and flexible accommodation within this popular location complemented by corner plot gardens.

The property is well-situated within this popular development and offers easy access to nearby amenities including excellent schooling and the thriving market town centre. There is a quick route onto the A34 intersection leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

Bedrooms: 4

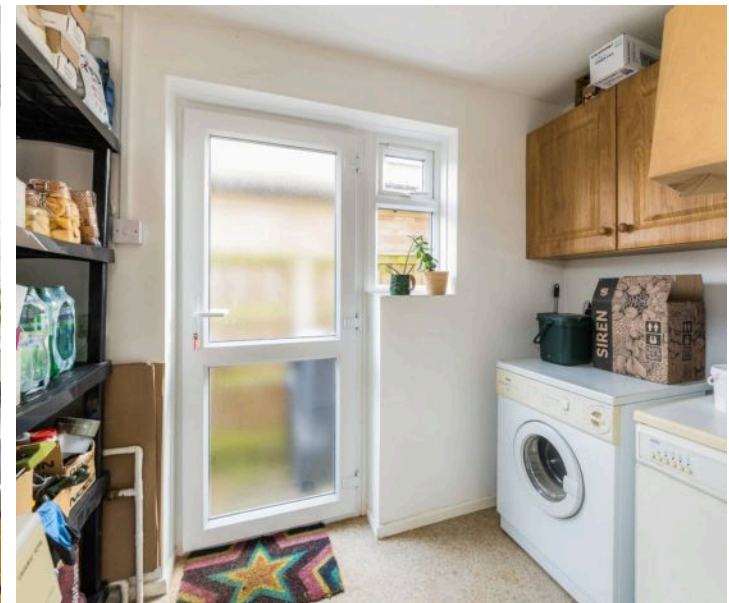
Bathrooms: 1

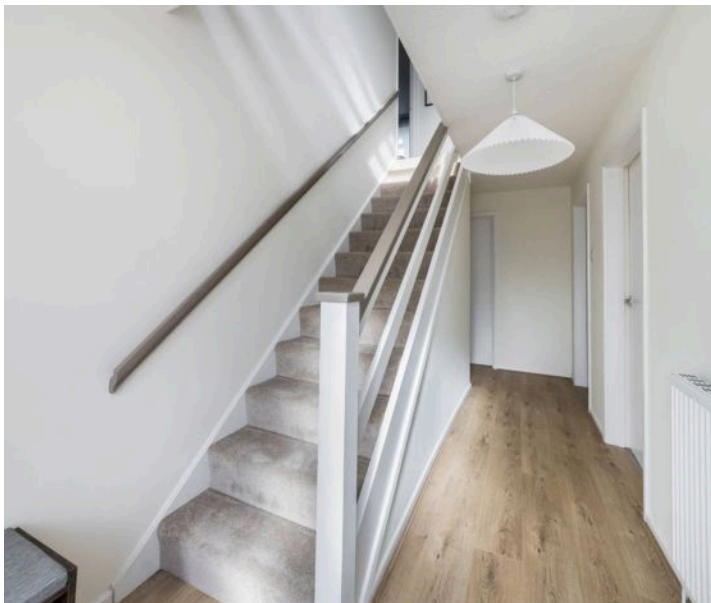
Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: D





## Key Features

- Spacious and welcoming entrance hall leading to a cloakroom and versatile front reception room, ideal for use as a family room or home study
- Oak fitted kitchen complemented by separate utility room
- Impressive 25' living room opening into the dining area with double doors providing direct access to the rear gardens
- Excellent potential to further enhance the living space, the kitchen could easily be opened into the living/dining area to create a superb open plan lifestyle room, ideal for entertaining
- Four well proportioned first floor bedrooms, one of which offers the potential to create en-suite
- Family bathroom fitted with modern white suite
- Improvements include a complete electrical rewire and the installation of a highly efficient air source heat pump, resulting in dramatically reduced heating costs
- Double glazed windows and mains gas radiator central heating
- The property occupies a larger than average corner plot which provides significant scope for extension, subject to the necessary consents
- Outside there is a particularly generous detached garage, larger than average for the area, which is approached by block paved hard standing parking facilities to the rear









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PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON



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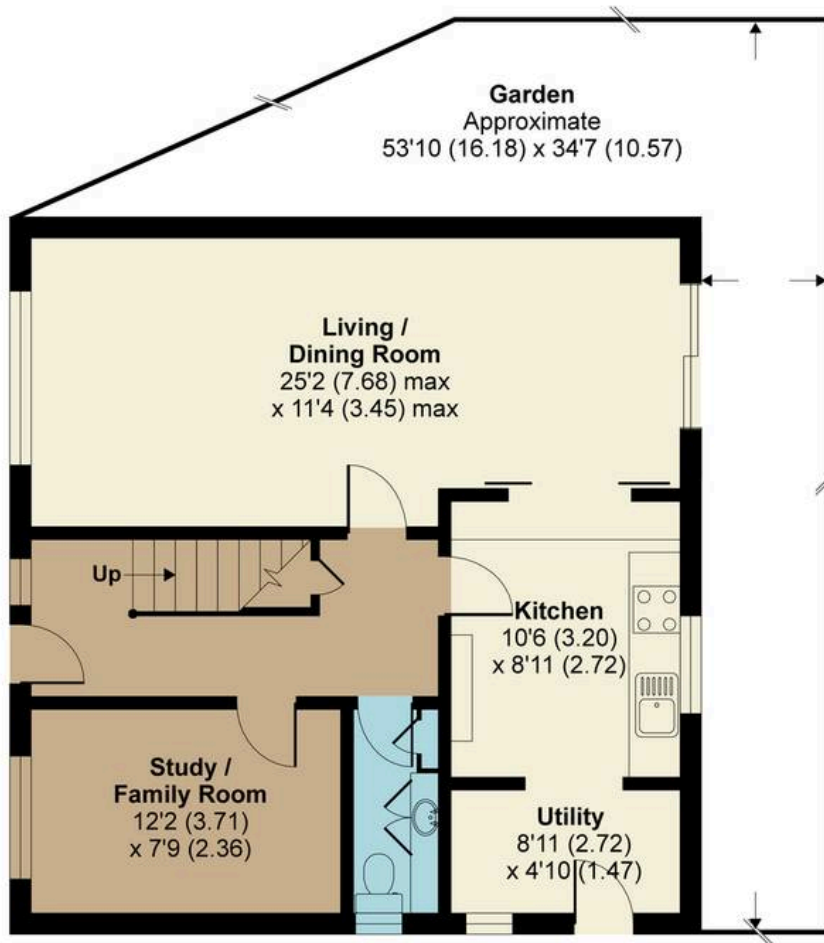
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Approximate Area = 1354 sq ft / 125.7 sq m

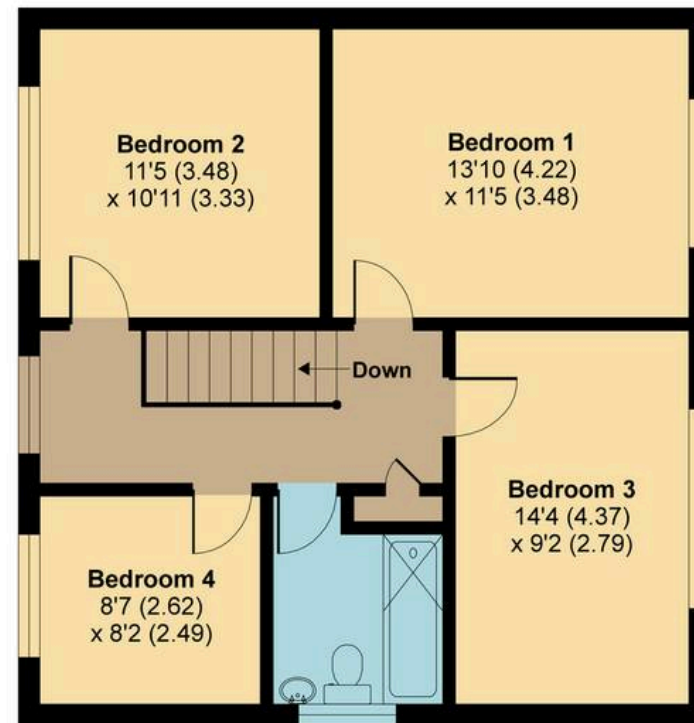
Garage = 191 sq ft / 177.4 sq m

Total = 1545 sq ft / 143.5 sq m

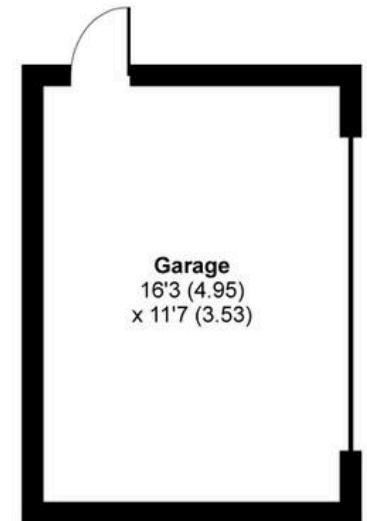
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hodsons. REF: 701871



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