



23a Sugworth Crescent, Radley OX14 2JR



## 23a Sugworth Crescent

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Impressive and very spacious chalet style property, offering very well presented and flexible accommodation over two floors, within this delightful non-estate location complemented by large gardens and detached garage, leading directly onto attractive mature woodland, sold with no ongoing chain.

23a Sugworth Crescent is situated in a desirable non-estate location, offering easy access to the popular village of Kennington's many amenities including shops, school, church and public houses. The property is also situated within the highly regarded Matthew Arnold school catchment area and there is an excellent bus service into both Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles). The A34 is close for many road links proceeding both north and south.

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Council Tax Band: C

Tenure: Freehold

EPC: D





## Key Features

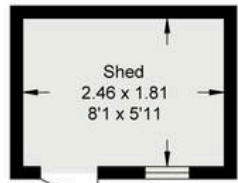
- Entrance hall opening into a generous ground floor double bedroom with built-in wardrobe cupboards served by stylishly refitted shower room
- Well equipped kitchen breakfast room including several integrated appliances
- Delightful and very spacious double aspect open plan living room dining room offering attractive views over the extensive rear garden and mature woodland beyond
- Large first floor double bedroom with an en-suite cloakroom and an adjoining wardrobe cupboard (potential to reconfigure into full en-suite facilities)
- Additional first floor eaves storage cupboards and large airing cupboard
- Mains gas radiator central heating (including recently installed high efficiency condensing gas boiler), PVC double glazed windows and the property's sold with no ongoing chain
- Generous front gardens with block paved hard standing parking facilities for several vehicles leading along the side of the property to a detached garage
- Rear gardens incorporating an extensive patio area with lawn featuring mature flower and shrub borders - the whole enclosed by trees, shrubbery and fencing, before leading onto attractive woodland
- The property offers excellent scope for further extension, subject to usual consents



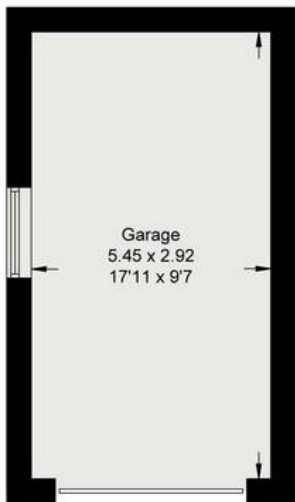


# Sugworth Crescent, OX14

Approximate Gross Internal Area = 103.50 sq m / 1114 sq ft  
Garage = 15.90 sq m / 171 sq ft  
Shed = 4.50 sq m / 48 sq ft  
Total = 123.90 sq m / 1333 sq ft  
For identification only - Not to scale



(Not Shown In Actual Location / Orientation)

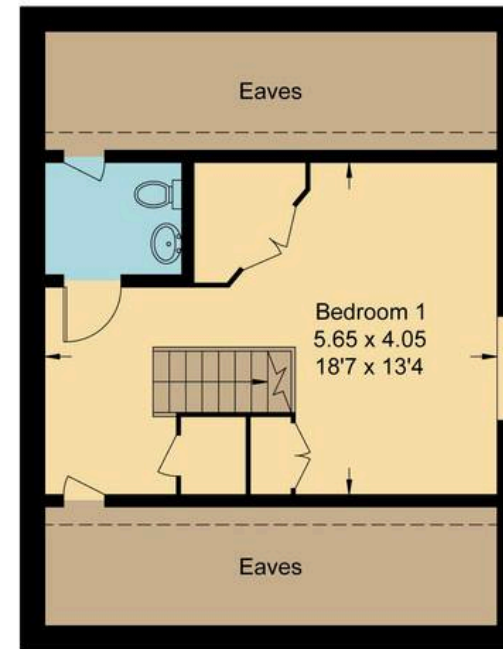


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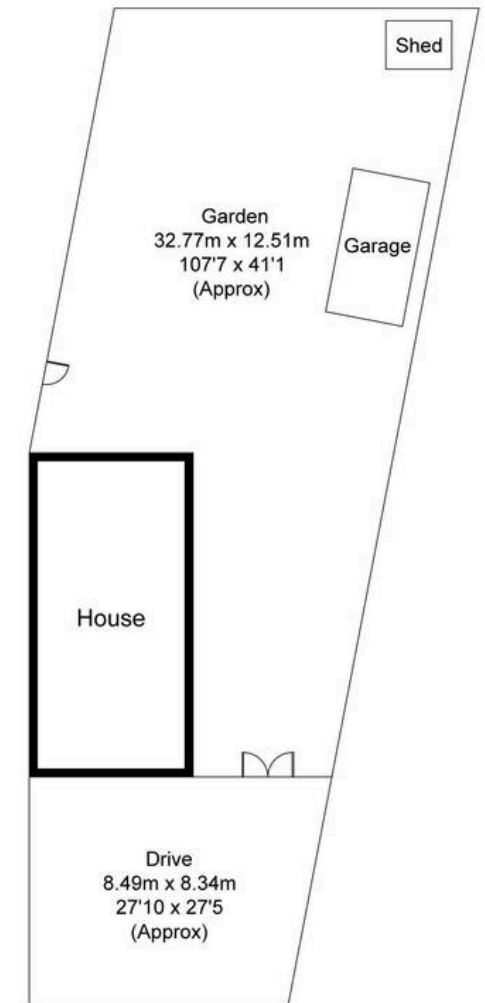


Ground Floor

--- = Restricted Head Height



First Floor



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