



4 Mill Paddock, Abingdon OX14 5EU



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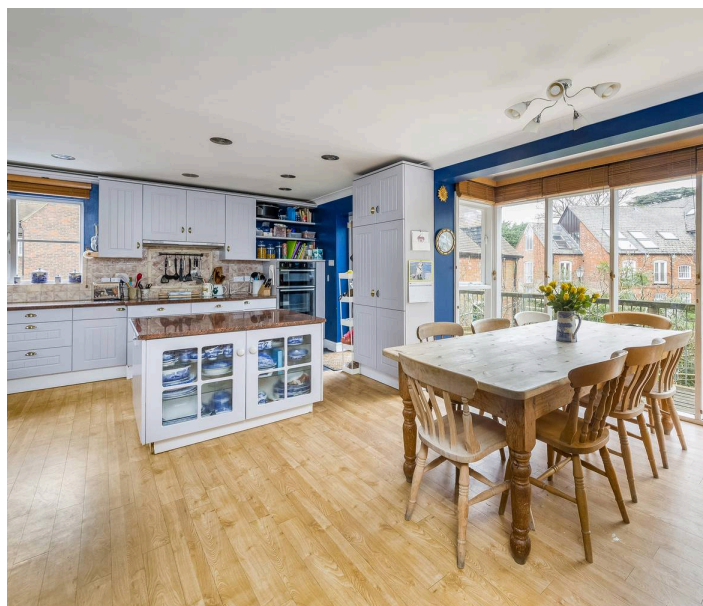
Fabulous and very spacious waterside detached family home featuring a potentially separate self-contained annexe/studio situated above the detached double garage complemented by good sized waterside gardens, forming part of this small select development offering easy pedestrian access to nearby excellent schooling and the thriving town centre's many amenities.

4 Mill paddock forms part of this small select waterside development comprising of only a few substantial detached family homes with good sized gardens providing a very tranquil and safe environment. Positioned to take full advantage of its setting, all principal rooms are very light & airy and enjoy attractive views across the gardens and river. To the rear, a full-width balcony and sun deck extend across the property, providing delightful seating areas overlooking the gardens and the River Ock, offering an ideal space for relaxing or entertaining outdoors.

Abingdon-on-Thames is one of England's oldest market towns, renowned for its attractive period architecture, rich history and picturesque riverside setting along the River Thames.

The town is particularly popular with families, benefiting from a selection of highly regarded schools, parks and recreational facilities including the Abbey Cinema and Unicorn Theatre. A variety of independent shops, cafés and restaurants can be found within the town centre, catering to a wide range of tastes and everyday needs.

Regular markets and community events contribute to the town's welcoming and vibrant atmosphere, while the surrounding countryside and riverside provide excellent opportunities for walking, cycling and boating.





Key Features

- Raised stairwell leading to inviting entrance hall
- Wonderful triple aspect living room and large open-plan kitchen/dinning room
- Large master bedroom with en-suite facilities and three further spacious bedrooms and family bathroom
- Independent potential annexe/studio ideal for elderly relatives/teenagers
- Large double garage and ample parking facilities
- Attractive and good size gardens leading directly onto the river Ock and mooring facility
- Bedrooms: 4 Bathrooms: 2 Reception Rooms: 2
- Council Tax: I Tenure: Freehold EPC: D









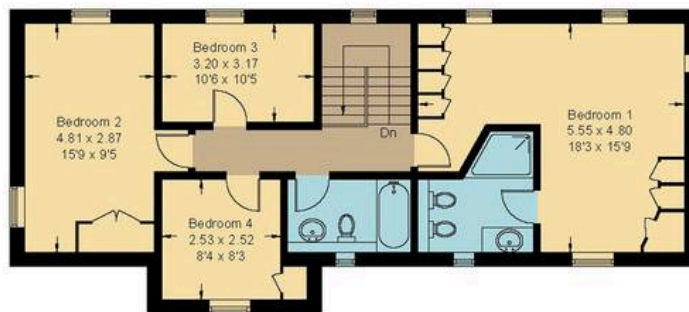
BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

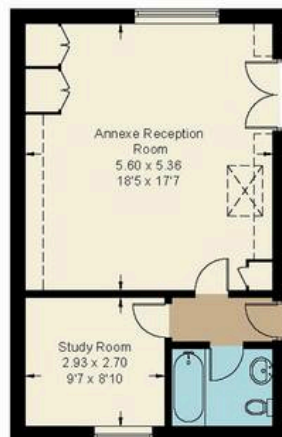
ESTATE AGENT
IN ABINGDON



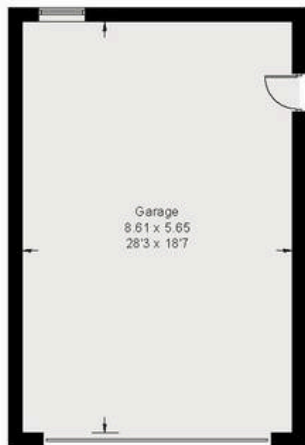
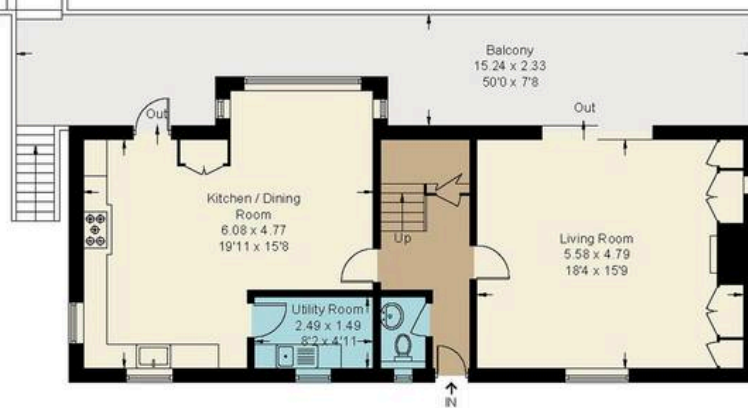
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Second Floor

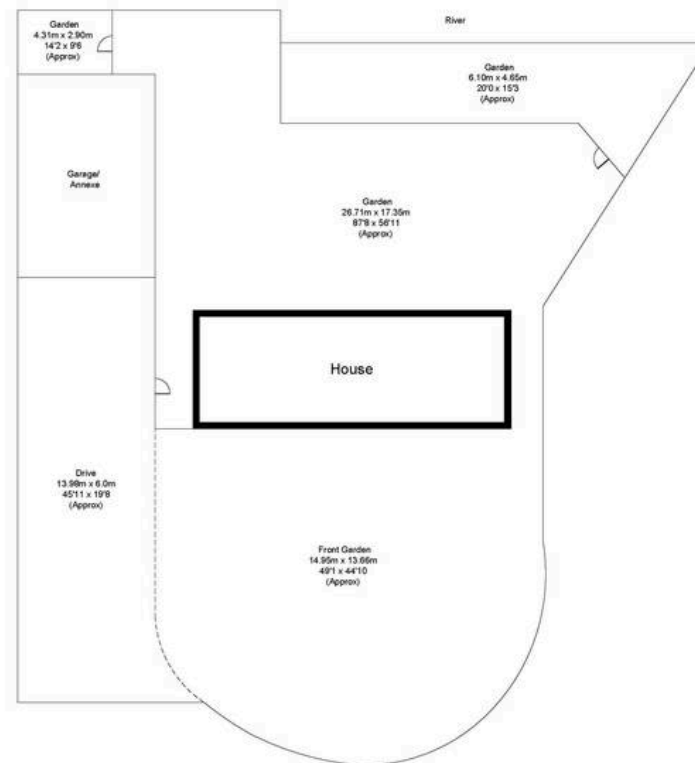


First Floor



Ground Floor

Mill Paddock, OX14
Approximate Gross Internal Area = 138.70 sq m / 1493 sq ft
Garage = 48.60 sq m / 523 sq ft
Annexe = 43.90 sq m / 473 sq ft
Total = 231.20 sq m / 2489 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