



9 Knollys Close, Abingdon OX14 1XN

9 Knollys Close

A rare opportunity to acquire a striking four-bedroom family home offered to the market with the security of no onward chain. A superb four bedroom, two bathroom detached residence with a stunning open plan social kitchen/dining/lifestyle room with bi-folding doors opening onto the gardens. A rare opportunity to acquire property of this calibre in a desirable North Abingdon location with the benefit of no onward chain and immediate vacant possession.

Knollys Close is a sought after North Abingdon location offering easy pedestrian access to many nearby amenities including doctor's surgery and is within the school catchment area for the Dunmore and Long Furlong primary schools and for older children, Fitzharrys secondary school. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railway station to London (circa. 8 miles), ideal for commuters.

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Entrance hall with stairs rising to the first floor and WC, double doors open into the living room
- Double aspect living room to the front of the property with double doors opening through into the kitchen
- The heart of the home is undoubtedly the statement social kitchen comprising of a contemporary fitted kitchen with integral appliances, central island and window overlooking the rear garden
- The kitchen is open plan to the dining/family room, flooded with natural light from a trio of skylights in conjunction with bi-folding doors opening onto a paved rear terrace, simply stunning
- Generous 16' utility with doors to both the rear garden and into the garage and store
- To the first floor four well proportioned bedrooms
- The master bedroom is particularly noteworthy, benefiting from a contemporary shower en-suite, bedrooms two, three and four are serviced by a the re-fitted family bathroom with a white suite
- Ample driveway parking leading to the single garage with up and over door
- The garage has been partially sectioned to provide both a 12'2" x 8'5" garage store and 8'5" by 6'2" versatile room ideal for additional storage/ home gym or conversion into work from home space
- Mature 31' rear garden benefiting from a full width paved terrace and lawn with timber shed









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2024

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Knollys Close, Abingdon, OX14

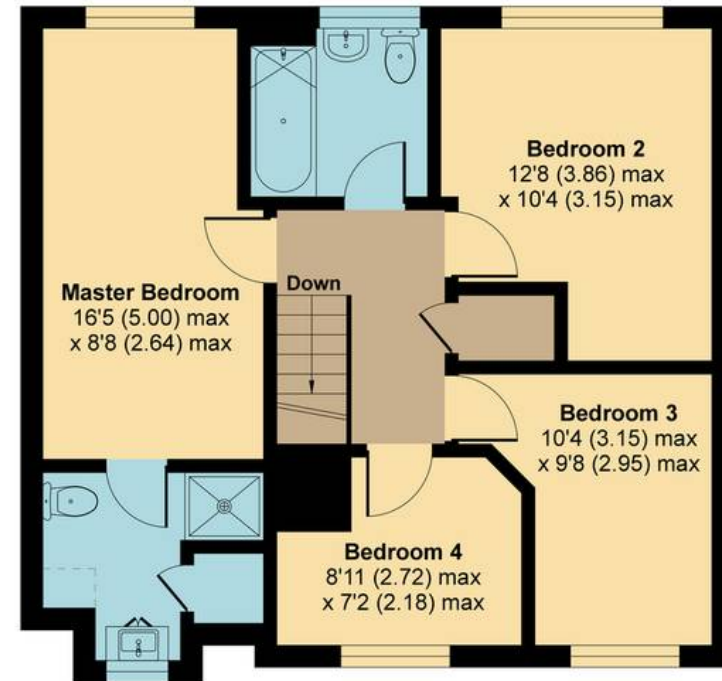
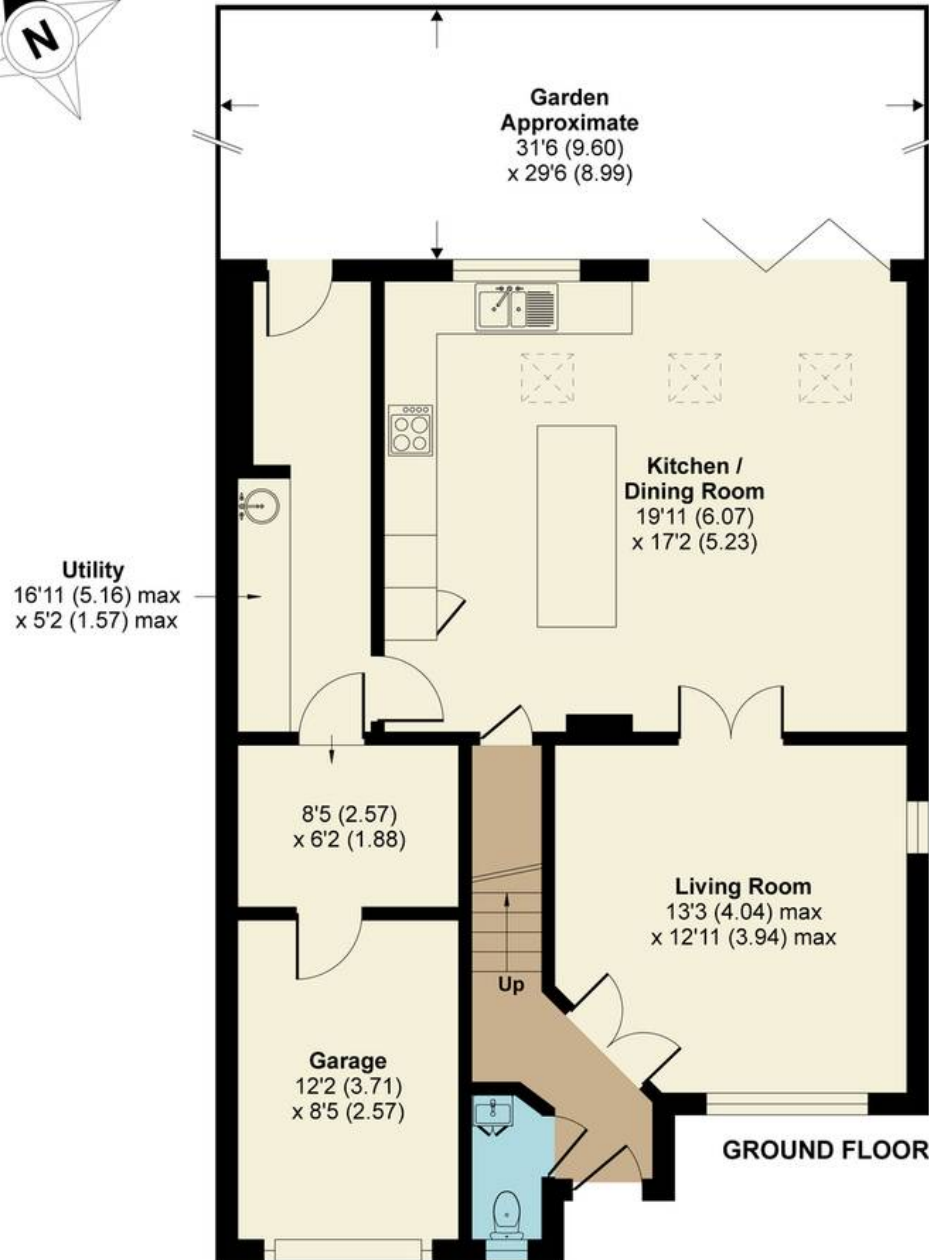
Approximate Area = 1346 sq ft / 125 sq m

Limited Use Area(s) = 3 sq ft / 0.3 sq m

Garage = 102 sq ft / 9.5 sq m

Total = 1451 sq ft / 134.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hodsons. REF: 666970



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