



12 Sellwood Road, Abingdon OX14 1PE



12 Sellwood Road

Highly individual and substantial 1930's built four-bedroom house offering 1915 sq ft of very versatile family accommodation within this highly regarded road, complemented by large 107' south-west facing rear gardens leading to detached garden room, sold with no ongoing chain.

Sellwood Road is a desirable non-estate North Abingdon location comprising of predominantly older style three and four bedroom family homes with large gardens, providing a very pleasant overall setting. There is easy pedestrian access to many nearby amenities including excellent primary and secondary schooling. The A34 intersection is a short drive providing a quick route to Oxford city (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

Bedrooms: 4

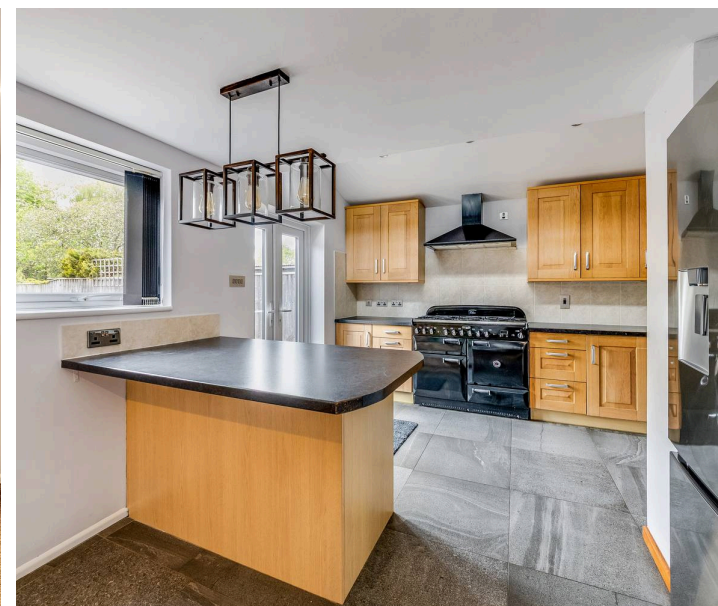
Bathrooms: 3

Reception Rooms: 3

Council Tax Band: C

Tenure: Freehold

EPC: C





Key Features

- Enclosed entrance porch leading to inner hall
- Separate ground floor shower room with white suite
- Impressive 21'x 15' living room with recessed LED lighting, part vaulted ceiling to the rear and fitted cast iron log burning stove
- 18' dining room with attractive fireplace and double doors opening into flexible family room/study with further fireplace
- Well equipped oak fitted kitchen with double doors to rear gardens partly open plan to living room
- Double aspect rear bar/sunroom with double doors leading to rear gardens 107' south west facing rear gardens
- Very useful walk-in storeroom with several tall storage cupboards which in turn leads to the smaller garage with double doors to the front gardens
- Stylish refitted master suite comprising stylish wet room/shower room with contemporary suite leading to double bedroom with doors leading to delightful enclosed balcony with external staircase down to the gardens
- Three further bedrooms (including two good sized double bedrooms) Split level family bathroom with contemporary white suite including stylish double ended roll top bath
- Front gardens providing hard standing parking facilities for several vehicles leading to the smaller garage
- Large 107' south-west facing rear gardens incorporating decked terrace surrounding a large hot tub which in turn leads to extensive lawn, wooden garden store and detached garden outbuilding/studio offering many versatile uses - the whole enclosed by fencing











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IN ABINGDON



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Sellwood Road, OX14

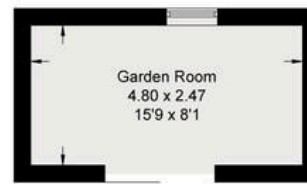
Approximate Gross Internal Area = 177.90 sq m / 1915 sq ft

Garden Room = 11.90 sq m / 128 sq ft

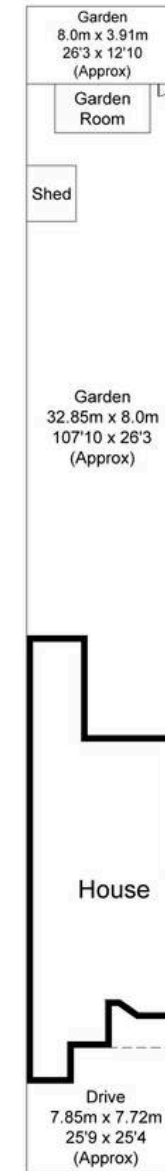
Garage = 7.40 sq m / 80 sq ft

Total = 197.20 sq m / 2123 sq ft

For identification only - Not to scale



(Not Shown In Actual Location / Orientation)



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