



1 Lyon Close, Abingdon OX14 1PT



1 Lyon Close

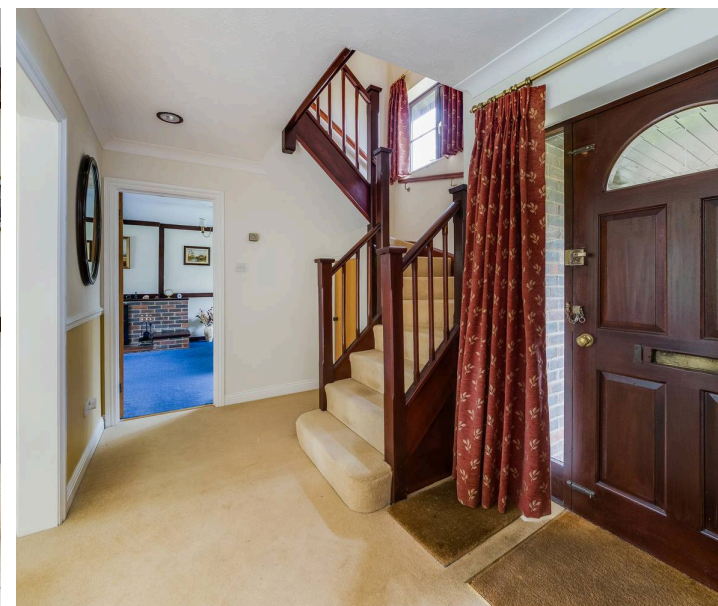
Large four-bedroom detached family home situated in this highly sought after and rarely available North Abingdon location. Within a short walk to many nearby amenities, offering well proportioned accommodation including three reception rooms and good sized mature south facing rear gardens leading to a detached double garage and ample driveway parking. 1 Lyon Close further benefits from part ownership of a beautiful private green, for sole use of residents, a wonderful additional benefit of living in this highly coveted location. Sold with the security of no ongoing chain.

Agents note. The partition wall between bedroom one and the adjacent bedroom has been removed to create a generous dressing room. This could easily be reversed as the access from the landing, window and radiator are all still in situ, thus creating a fourth bedroom, which is how the house was designed.

Lyon Close is small, select close comprising of only a few substantial detached family homes directly overlooking a wonderful protected open paddock providing a very pleasant overall non-estate setting which has led to its reputation as one of Abingdon's premier locations. There is easy pedestrian access to many nearby amenities including excellent schooling, sporting facilities and Abingdon town centre with its many facilities. There is a quick route to the Oxford ring road providing easy vehicular access to many important routes north and south.

Bedrooms: 4 Bathrooms: 2 Reception Rooms: 3

Council Tax Band: G Tenure: Freehold EPC: D





Key Features

- Inviting entrance hall leading to ground floor cloakroom
- An impressive double aspect living room with attractive central brick fireplace and floor to ceiling double glazed windows and double doors leading to the rear gardens
- Spacious separate dining room also benefiting from floor to ceiling double glazed windows and double doors leading to the rear gardens
- Generously proportioned open plan kitchen breakfast room offering a good selection of oak floor and wall units complemented by hard tile flooring and a separate utility room
- Separate study to the front aspect
- Large main double bedroom benefits from en-suite facilities. Three further spacious bedrooms complemented by family bathroom with white suite.
- Outside the front gardens are predominantly laid to lawn and well screened with beech hedgerow
- South facing rear garden with extensive lawn surrounded by mature flower and shrub borders and summer house, offering excellent degrees of privacy
- Detached double garage with personal door to the rear and hard standing parking facilities positioned to the front approached from the rear
- The Property benefits from part ownership of a beautiful private green, for sole use of residents









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ESTATE AGENT
IN ABINGDON



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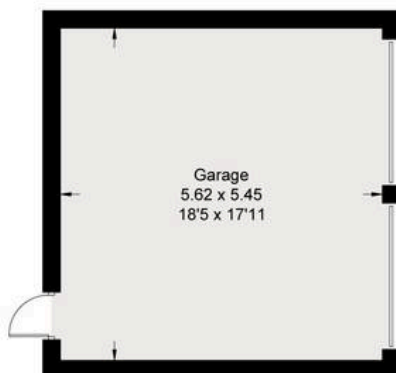
Lyon Close, OX14

Approximate Gross Internal Area = 170.60 sq m / 1836 sq ft

Garage = 30.60 sq m / 329 sq ft

Total = 201.20 sq m / 2165 sq ft

For identification only - Not to scale



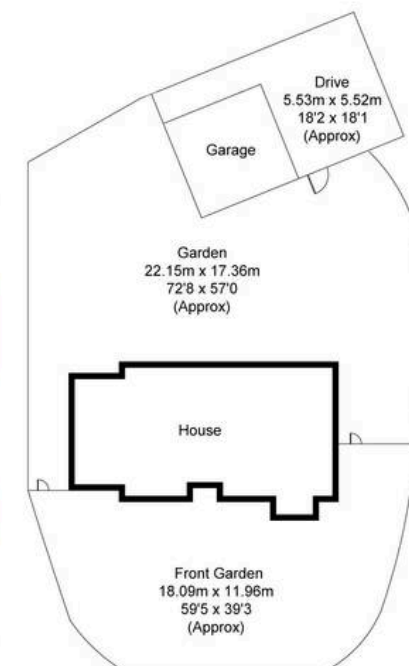
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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