



4 Wheatcroft Close, Abingdon OX14 2BE



4 Wheatcroft Close

A striking, architect designed detached residence tucked away at the end of a highly sought after cul-de-sac location just off the Oxford road. A most individual family home offering generously proportioned, wonderfully light and very versatile accommodation, with beautiful South facing mature gardens in excess of 112'. With a double garage and ample driveway parking. An extremely rare opportunity to acquire a property of this calibre in a highly coveted location with the security of no onward chain.

4 Wheatcroft Close is situated in a delightful end of cul-de-sac location within one of north Abingdon's premier non-estate locations, comprising only a few individual and substantial family homes, providing a very pleasant overall setting. There is easy pedestrian access to many nearby amenities including excellent schooling, many sporting facilities and Abingdon town centre itself. There is a quick route to the Oxford ring road providing easy vehicular access to many important destinations, proceeding both north and south. Useful distances include Abingdon town centre (circa. 0.75 miles), Oxford City (circa. 7 miles) and Didcot town (circa. 8 miles) & Didcot Parkway mainline railway station to London Paddington approx 45 mins.

Bedrooms: 4 Bathrooms: 2 Reception Rooms: 3

Council Tax Band: F Tenure: Freehold EPC: E





Key Features

- Large entrance hall with ample storage and split level staircase rising to the first floor. The calibre and unique nature of the property is immediately evident upon entering
- 19' double aspect kitchen/breakfast room benefitting from a separate utility room with doors to garden and garage
- Spacious formal dining room with access to the conservatory with steps up to the principal living room
- Stunning, double aspect 18'4" living room with glazed sliding doors opening onto a paved terrace, affording wonderful views across the gardens. Stone built feature fireplace. A door from the living room opens onto a secondary landing with access to the ground floor cloak room and versatile front aspect reception room, currently used as a generous study, this could be an ideal snug or playroom perhaps
- Stunning fully glazed, vaulted ceiling conservatory providing panoramic views over the mature and private gardens.
- There are four well proportioned double bedrooms arranged around a most generous landing with storage. Bedroom one being of particular note with a large window overlooking the stunning gardens and built-in storage
- Bedrooms two, three and four benefit from built-in storage this split level upper floor benefits from two bathrooms
- South facing rear gardens stretching in excess of 112' are particularly noteworthy, gardens of this size and quality are a rare find within this central location. A real gardener's paradise with mature shrubs and trees, good expanse of lawn, pond, greenhouse and storage shed. The gardens offer excellent degrees of privacy with the plot totaling 0.19 acre. Ample block paved driveway parking leading to a double garage with light and power, ladder access to large boarded loft space, gated side access and mature front garden









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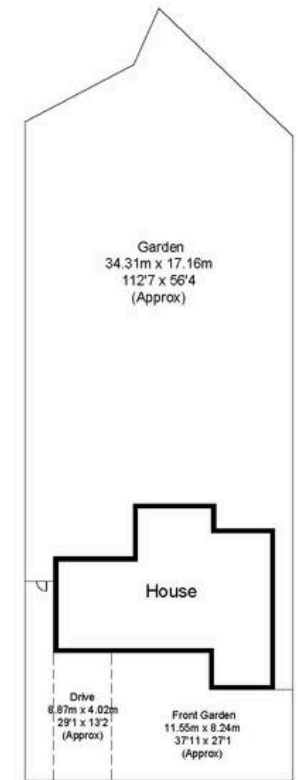
Wheatcroft Close, OX14

Approximate Gross Internal Area = 178.0 sq m / 1916 sq ft

Garage = 25.10 sq m / 270 sq ft

Total = 203.10 sq m / 2186 sq ft

For identification only - Not to scale



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