



101 Swinburne Road, Abingdon OX14 2HF

# 101 Swinburne Road

A handsome period home situated on this highly desirable road within walking distance to the town centre. A generously proportioned, characterful property, complete with 64' mature rear garden. A rare opportunity to acquire a stunning character residence in a prime, highly sought after location.

Swinburne Road is a highly sought after road comprising of predominantly period family homes, within the school catchment for Rush Common school and close to local shops and bus routes to Oxford. The thriving market town centre with its many amenities is a short walk and the A34 is easily accessible providing a quick route onto an excellent communications network including Oxford city (circa. 6 miles).

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

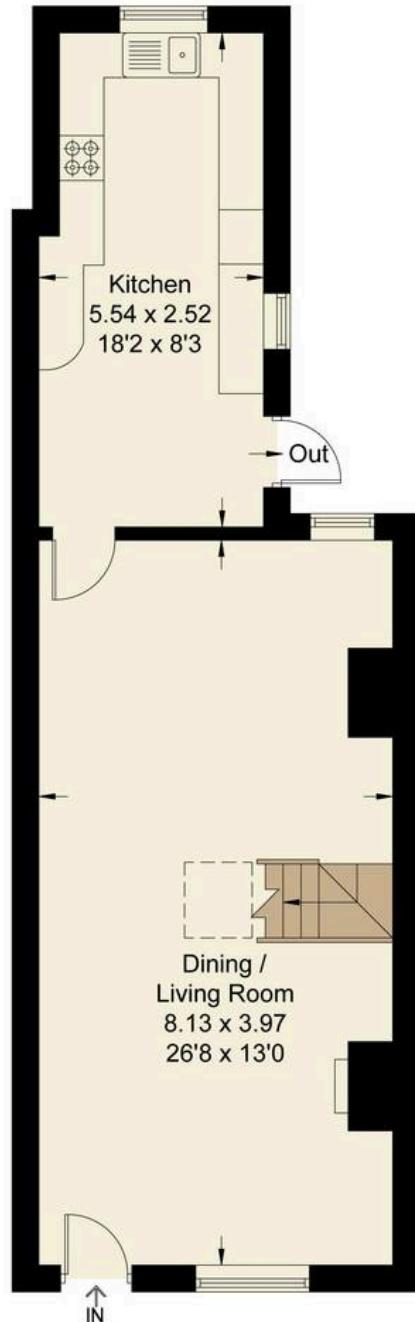
EPC Energy Efficiency Rating: D





## Key Features

- Stunning semi open plan living spaces with two distinctive reception rooms
- Living room with exposed wooden flooring, picture rails, fireplace with wood burning stove and sash window to the front aspect
- Wonderfully light dining space with window overlooking the mature rear garden, feature fireplace and door opening into the kitchen
- Double aspect fitted kitchen with attractive tiled floor, solid wood worktops and integral oven and hob. A beautiful country style kitchen flooded with natural light
- To the first floor are two generous double bedrooms – the master bedroom being of particular note with two sash windows to the front aspect and generous built-in storage
- The first floor family bathroom is particularly noteworthy with a free standing roll top bath, walk in shower, tiled floor with underfloor heating and window to the rear aspect
- Mature, 64' landscaped rear garden
- Gas central heating, double glazed throughout and ample on street parking



Ground Floor

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First Floor

# Swinburne Road, OX14

Approximate Gross Internal Area = 87.0 sq m / 936 sq ft

For identification only - Not to scale



Garden  
19.54m x 4.02m  
64'2 x 13'2  
(Approx)

House

Front Garden  
5.28m x 3.92m  
17'4 x 12'10  
(Approx)