



52 Picklers Hill, Abingdon OX14 2BB

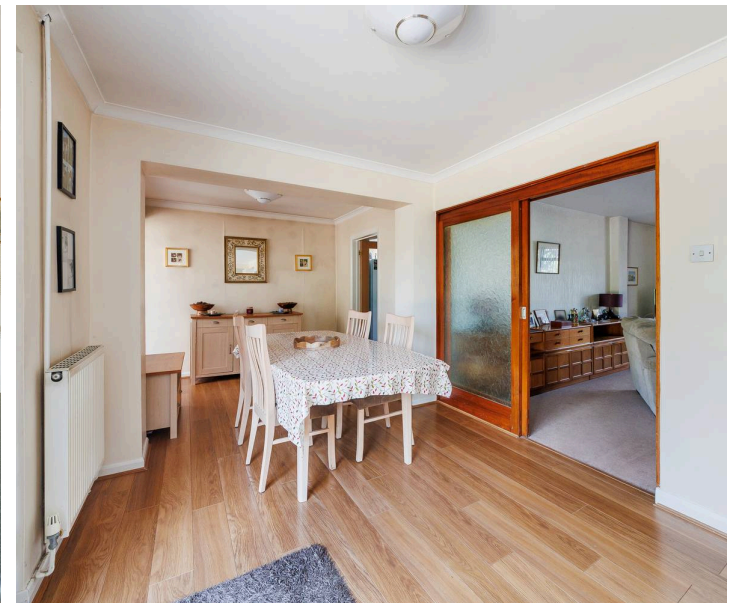
52 Picklers Hill

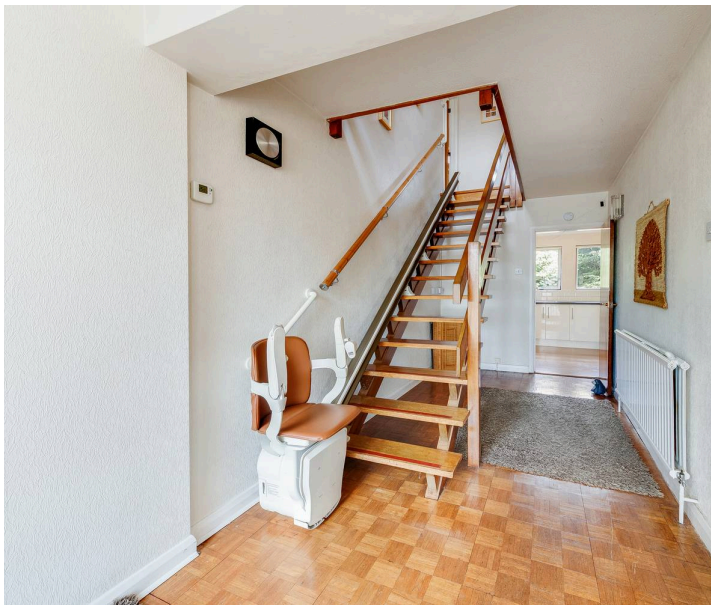
An individual and spacious four-bedroom detached family home, ideally situated in a delightful position on Picklers Hill, one of Abingdon's most sought-after residential locations. The property offers well-presented and versatile accommodation throughout, complemented by generous mature gardens extending to approximately 0.25 acres. Providing excellent scope to substantially extend, subject to the necessary consents, this attractive home is offered for sale with no onward chain.

Picklers Hill comprises only individual and substantial family homes, combined with large gardens, helping to create one of Abingdon's most prestigious, and very quiet no through locations.. There is easy pedestrian access to many nearby amenities including excellent private and state 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 north and south. Useful distances include Abingdon town centre (circa. 0.75 miles), Oxford city (circa. 7 miles), Didcot town (circa. 8 miles) and Didcot Parkway mainline railway station to London Paddington approx. 45 mins.

Bedrooms: 4 Bathrooms: 2 Reception Rooms: 2

Council Tax Band: G Tenure: Freehold EPC: D





Key Features

- Welcoming entrance hall leading to spacious front facing living room with an attractive fireplace
- Impressive and versatile 32' foot open plan kitchen/dining/family room overlooking the rear gardens
- Rear porch leading to cloakroom and utility room
- Double glazed conservatory enjoying attractive views over the large rear gardens
- Master bedroom with en suite shower room, three further spacious bedrooms and a four piece family bathroom including bath and separate shower cubicle
- Benefits include double glazed windows, mains gas radiator central heating (recently replaced high efficiency condensing gas boiler) and the property is sold with no ongoing chain
- Generous front gardens providing ample off road parking facilities for many vehicles leading to full length garage to one side of the property. On the opposite side is a half size garage
- Attractive rear gardens (total plot extends to 0.25 of an acre) incorporate a spacious patio and extensive lawn surrounded by mature trees and shrubbery and well established planting
- There is excellent potential to substantially extend the existing accommodation which has been the case with many of the neighbouring properties









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Picklers Hill, OX14

Approximate Gross Internal Area = 156.30 sq m / 1682 sq ft

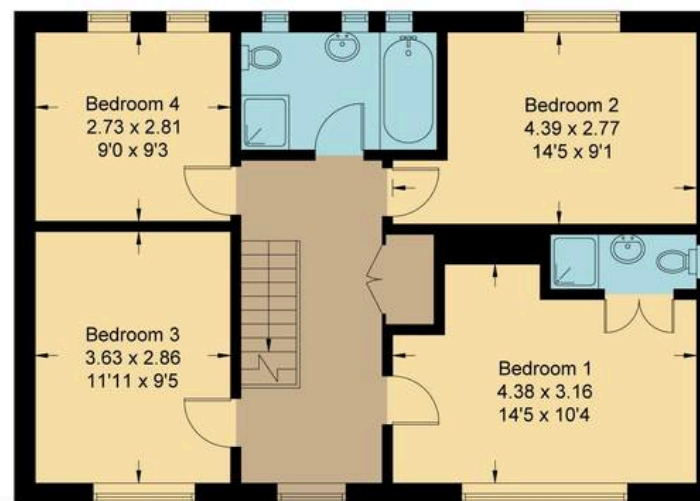
Garages = 22.10 sq m / 238 sq ft

Total = 178.40 sq m / 1920 sq ft

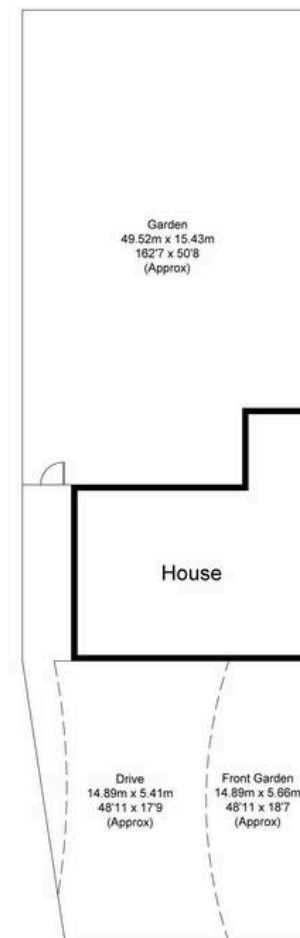
For identification only - Not to scale



Ground Floor



First Floor



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5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
www.hodsons.co.uk