



12a Lower Radley, Abingdon OX14 3AX



## 12a Lower Radley

---

Substantial and highly individual five/six bedroom detached family home offering 2098 sq ft of very flexible accommodation over two floors, complemented by a detached double garage with studio over and attractive south facing rear gardens offering good degrees of privacy, well situated in a delightful no-through location within one of the area's most sought after Hamlets, only a short walk to the nearby Radley railway station and delightful countryside walks towards the River Thames combined with a short drive to the nearby thriving Abingdon town and historic Oxford city.

12a Lower Radley is situated in a delightful location towards the edge of this small, highly sought after hamlet consisting of mainly substantial and individual properties surrounded by attractive open countryside. There is easy pedestrian access to nearby Radley village, which offers a range of amenities including general stores/newsagents, school, good bus service and Radley railway station which offers a commuter service to Oxford, Reading and London. Useful distances include Abingdon town centre (circa. 1.5 miles). Oxford City Centre (circa. 5 miles)

Bedrooms: 5

Bathrooms: 3

Reception Rooms: 3

Council Tax Band: F

Tenure: Freehold

EPC: C





## Key Features

- Large and inviting entrance hall leading to with walk-in storeroom off
- Large 21' kitchen/breakfast room overlooking the south facing gardens
- Impressive double aspect 21' living room partly open plan to dining room with double doors leading to south facing gardens
- Flexible double aspect family room/study/alternative bedroom
- Two large ground floor double bedrooms both "Jack and Jill" to an en-suite shower room. There is also a further ground floor bathroom.
- Three further spacious first floor bedrooms complemented by a first floor bathroom. There is also a very large walk-in eaves storage area offering excellent potential to be converted
- Outside the generous front gardens provide hard standing parking facilities for many vehicles leading to the detached double garage with two up and over doors and light and power
- External staircase leading to a separate studio, positioned above the double garage, ideal as a study or gym etc.
- Good size 89' x 58' south facing rear gardens featuring large patio and lawn surrounded by flower and shrub borders, trees and fencing. Side lawn area which provides access to the front garden









BRITISH  
PROPERTY  
AWARDS  
2024

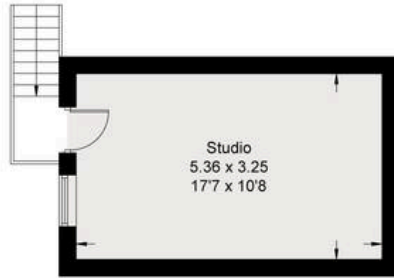
GOLD WINNER

ESTATE AGENT  
IN ABINGDON

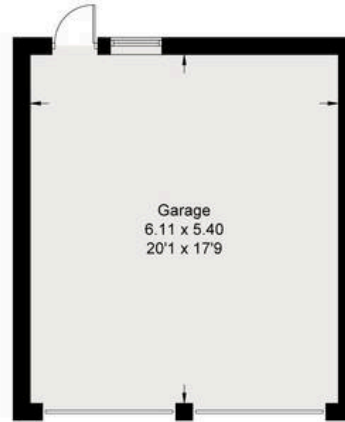


**Introducing the Hodsons team...**  
***...trust in our experience!***





Outbuilding



Denotes Restricted Head Height

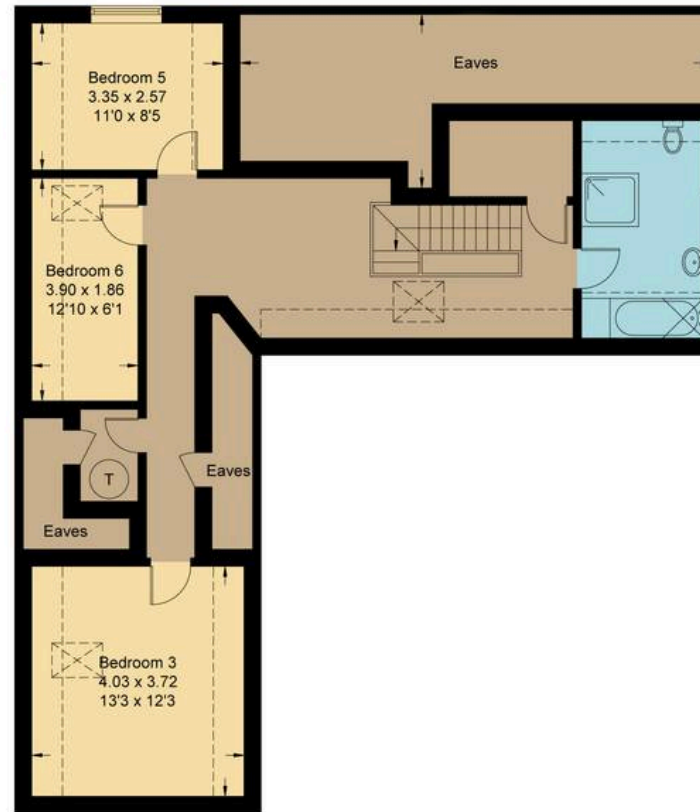
# Lower Radley, OX14

Approximate Gross Internal Area = 193.90 sq m / 2098 sq ft  
Garage = 33.0 sq m / 355 sq ft  
Outbuilding = 17.40 sq m / 187 sq ft  
Total = 244.30 sq m / 2640 sq ft  
For identification only - Not to scale

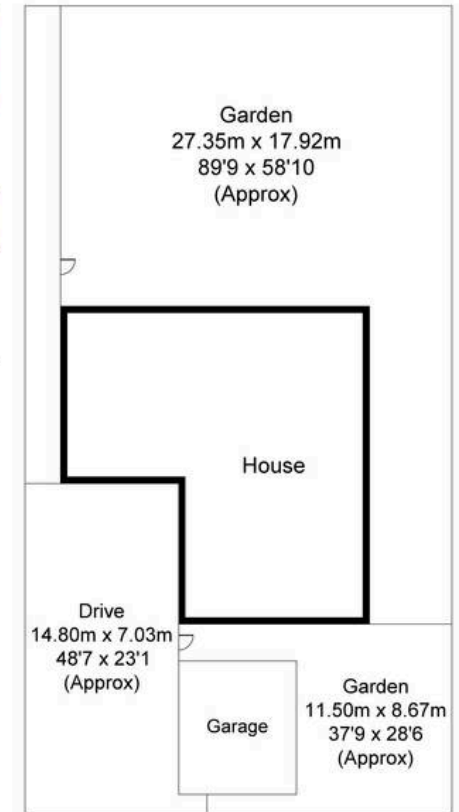


## Ground Floor

Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited



## First Floor



**Hodsons**  
...your move, our passion  
Sales | Lettings

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