



9 The Warren, Abingdon OX14 3XB

9 The Warren, Abingdon

Substantially extended and superbly presented four bedroom detached family home offering many features including stunning open plan lifestyle room with part vaulted ceiling and full width oak bi-fold doors leading onto attractive corner plot gardens, well situated within this small select development, offering easy pedestrian access to nearby excellent schooling and the thriving town centre's many amenities.

Location

9 The Warren is situated in a desirable cul-de-sac location towards the edge of this sought after development consisting of predominantly three/four/five-bedroom detached family homes, providing a very pleasant overall setting. There is easy pedestrian access to the White Horse Leisure Centre, Thomas Reade primary school, John Mason secondary school and the thriving market town centre. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles), Radley railway station (circa. 1 mile) and Didcot (circa. 8 miles) with its mainline railway station. There is also a convenient bus service which runs regularly to Oxford via Radley Station.

Directions

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Turn right at the mini-roundabout onto Radley Road and proceed straight across the mini-roundabout. After some way turn right onto The Warren, where the property is found a short way down on the right-hand side found in numerical order.

Directions: [what3words](#) [sulk.risks.view](#)



- Solid oakwood front door leading to inviting entrance hall with engineered oakwood flooring (extending throughout the ground floor) leading to cloakroom, study and spacious separate living room with attractive fireplace and large oak picture window overlooking the rear gardens
- Fabulous substantially extended lifestyle room comprising of bespoke solid hardwood kitchen incorporating an excellent selection of floor and wall units complemented by many built-in Miele' electrical appliances and matching central island/breakfast bar with solid oakwood working surfaces over open plan to very flexible dining/family areas complemented part vaulted ceiling with double glazed Velux windows (electrified with rain sensors) and full width oak bi-fold doors leading onto attractive gardens complemented by separate matching utility room
- Stylish oak and glass staircase rising to first floor and large master bedroom leading to en-suite shower room featuring contemporary white suite
- Three further spacious first floor bedrooms complemented by family bathroom with contemporary white suite
- Solid oak double glazed windows and mains gas radiator central heating
- Delightful front gardens providing lawn surrounded by well stocked flower and shrub borders and other side provides hard standing parking facilities leading to large double garage with light and power and personal door to gardens
- Attractive corner plot rear gardens featuring patio and lawn, garden pond surrounded by mature flower and shrub borders and inter-connecting gravel pathways complemented by private walled cultivation area - the whole enclosed by trees, shrubbery and fencing before leading onto an attractive aspect

4		Bedrooms	Council Tax Band: F
3		Receptions	Tenure Freehold
2		Bathrooms	EPC Rating D



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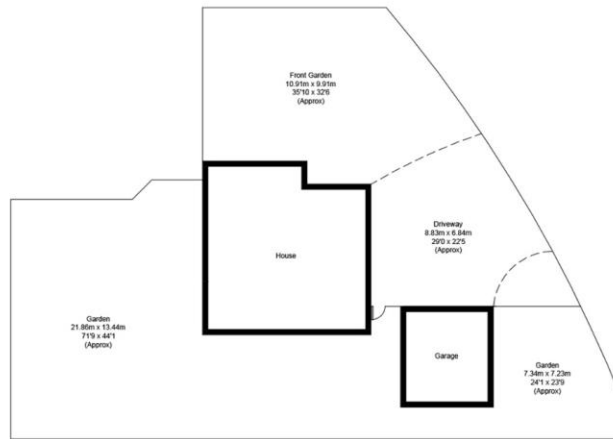
Attractive corner plot rear gardens featuring patio and lawn, garden pond surrounded by mature flower and shrub borders and inter-connecting gravel pathways complemented by private walled cultivation area







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The Warren, OX14
Approximate Gross Internal Area (Excluding Void) = 145.5 sq m / 1566 sq ft
Garage = 23.8 sq m / 256 sq ft
Total = 169.3 sq m / 1822 sq ft
Garden / Driveway Area = 473.1 sq m / 5092 sq ft



Ground Floor

First Floor

(Not Shown In Actual
Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards.
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