



52 Orpwood Way, Abingdon OX14 5PX

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52 Orpwood Way

Attractive open countryside views feature with this spacious three bedroom detached family home, situated in a pleasant cul-de-sac position close to nearby amenities offering many features including large double aspect living room through to dining room and spacious double glazed conservatory leading onto low maintenance landscaped rear gardens.

Location

52 Orpwood Way is well-situated within this popular development, benefiting from a westerly aspect to the rear before leading onto attractive open farmland. There is easy access to nearby amenities including the thriving market town centre. There is a quick route onto the A34 intersection leading to many important destinations both north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

Directions what3words – intersect.glue.bullion

Leave Abingdon town centre using Ock Street and turn left at the roundabouts onto the Drayton Road. Proceed across the roundabout and turn right at the next roundabout onto Mill Road. Take the first turn on the right onto Francis Little Drive, and then the first turn on the left onto Medicott Drive. Turn right onto Nash Drive then left onto Orpwood Way, proceed almost to the end where no. 52 is found on the right hand side, clearly indicated by the 'For Sale' board.



- Entrance hall leading to ground floor cloakroom and well equipped kitchen
- Large double aspect living room through to dining room and spacious double glazed conservatory providing attractive views over the rear gardens and open countryside beyond.
- Three spacious first floor bedrooms (including two good size double bedrooms with built in wardrobe cupboards) complemented by family bathroom with contemporary white suite.
- PVC double glazed windows, mains gas radiator central heating and the front gardens provide parking facilities for several vehicles leading to the garage.
- Low maintenance landscaped rear gardens incorporating patio and artificial lawn - the whole enclosed by fencing before leading onto attractive open countryside.

3  bedrooms

2  receptions

1  bathrooms

Council tax band D

Tenure Freehold

EPC rating TBC



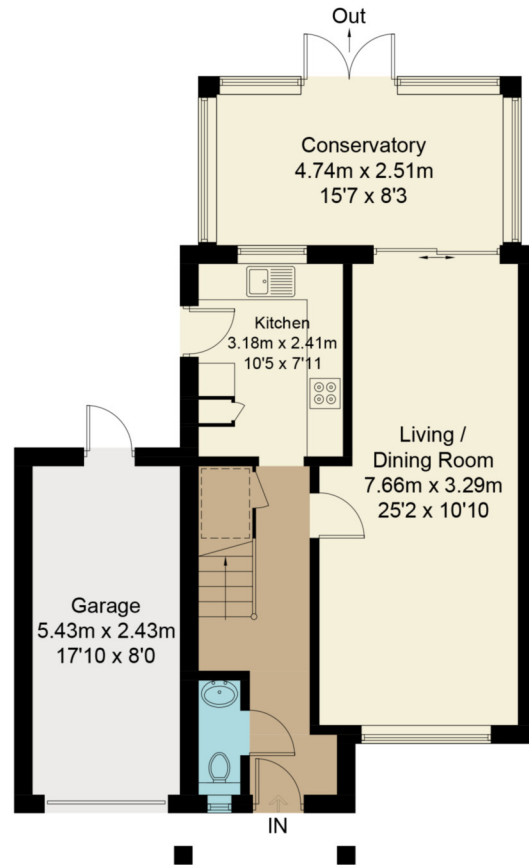
Orpwood Way, OX14

Approximate Gross Internal Area = 97.5 sq m / 1050 sq ft


Garage = 13.7 sq m / 147 sq ft

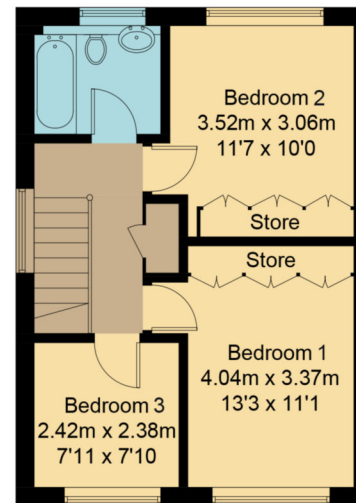
Total = 111.2 sq m / 1197 sq ft

Garden / Driveway Area = 149.7 sq m / 1611 sq ft

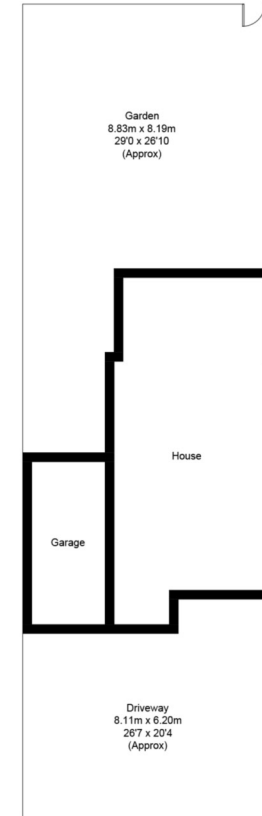


Ground Floor

 = Reduced headroom below 1.5m / 5'0"



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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