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126 Caldecott road, Abingdon. OX14 5EP

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126 Caldecott Road

Impressive and very spacious four bedroom modern townhouse offering 1436 sq ft of superbly presented accommodation, benefitting from planning permission to erect a ground floor side annexe, well situated in a desirable location within a short walk of delightful Thames side walks and the thriving town centre's many amenities, offering very flexible accommodation over three floors complemented by attractive elevated views and fully enclosed south facing corner plot gardens.

Location

The property is well-situated in a highly sought after non-estate location, offering easy pedestrian access to nearby good schooling, delightful riverside walks and the thriving town centres many amenities. There is a quick route onto the A34 leading to many important destinations north and south including Didcot with its useful mainline railway station to London Paddington (circa. 7.9 miles) and Oxford city (circa. 10.3 miles).

Directions what3words – villa.paying.shut

Leave Abingdon town centre via Ock Street and turn left at the mini-roundabout onto the Drayton Road. Turn left at the following roundabout onto Caldecott Road. Continue across the following roundabout where No. 126 is found towards the end on the right hand side, found in numerical order



- Inviting entrance hall leading to cloakroom and well equipped kitchen offering a good selection of floor and wall units complemented by integrated electrical appliances
- Large double aspect open plan living room/dining room with double doors to south facing rear gardens
- Impressive first floor master bedroom with en-suite shower room with contemporary white suite and second large first floor double bedroom
- Two further spacious top floor double bedrooms (one featuring double doors leading to enclosed balcony providing attractive elevated views towards the River Thames) and top floor family bathroom
- PVC double glazed windows , mains gas radiator central heating and the front gardens provide hand standing parking facilities which also extend to the side of the property
- Landscaped south facing corner plot rear and side gardens featuring an extensive patio complemented by raised beds - fully enclosed by high fencing
- Planning permission has been granted to erect a ground floor side annexe. Plans can be viewed on the Vale website under reference P23/V2456/HH.

4  bedrooms

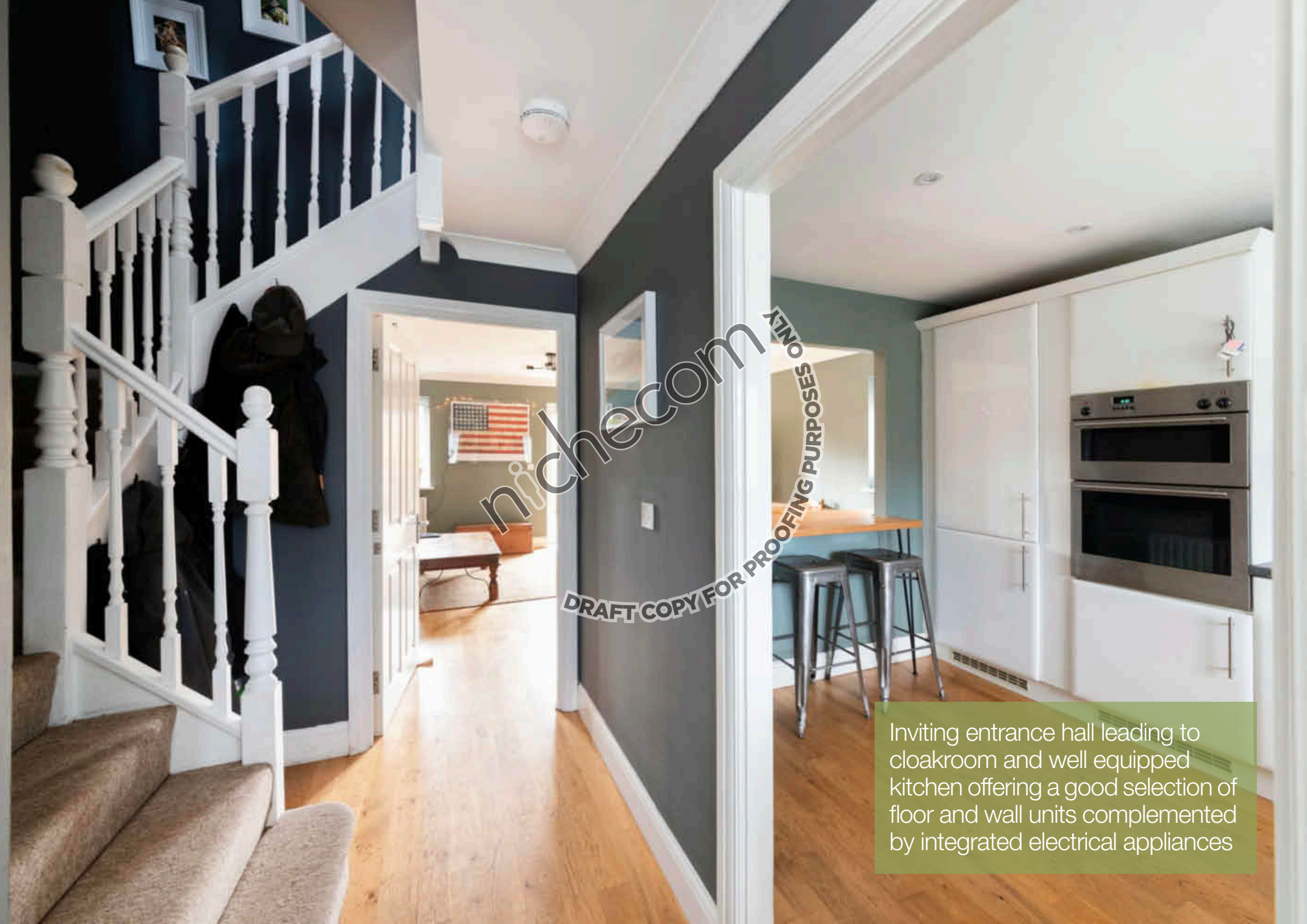
1  receptions

2  bathrooms

Council tax band E

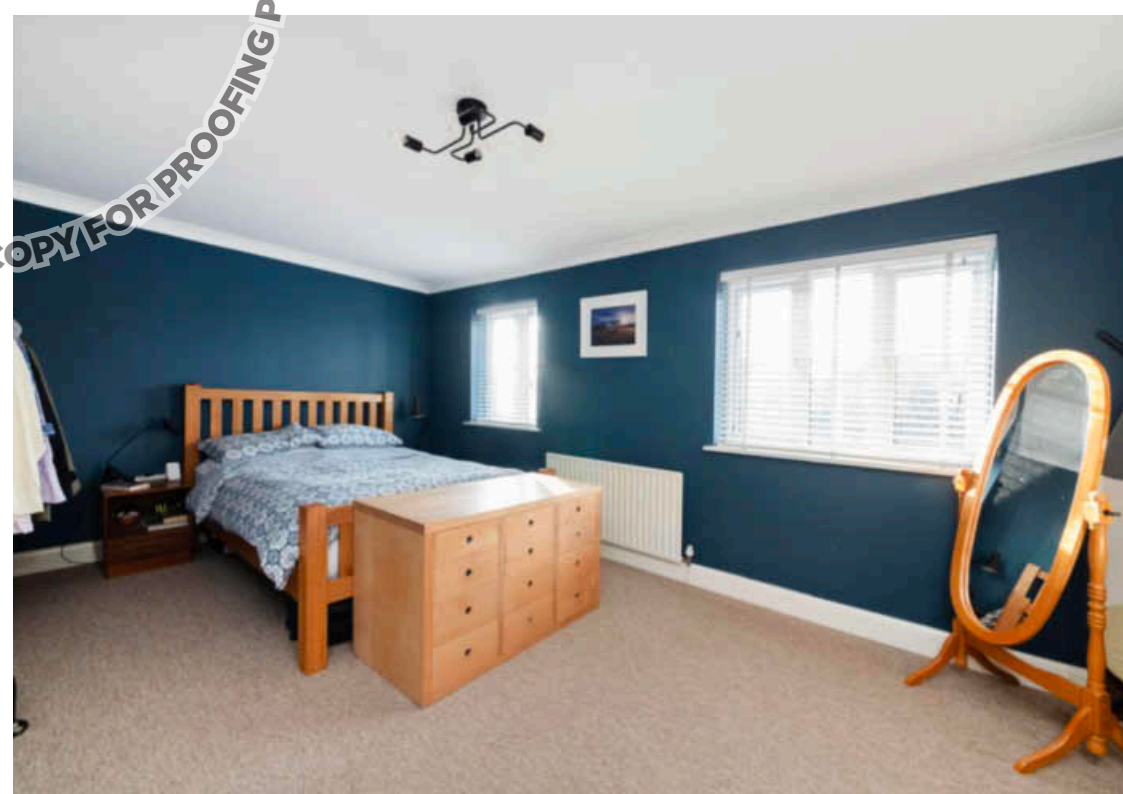
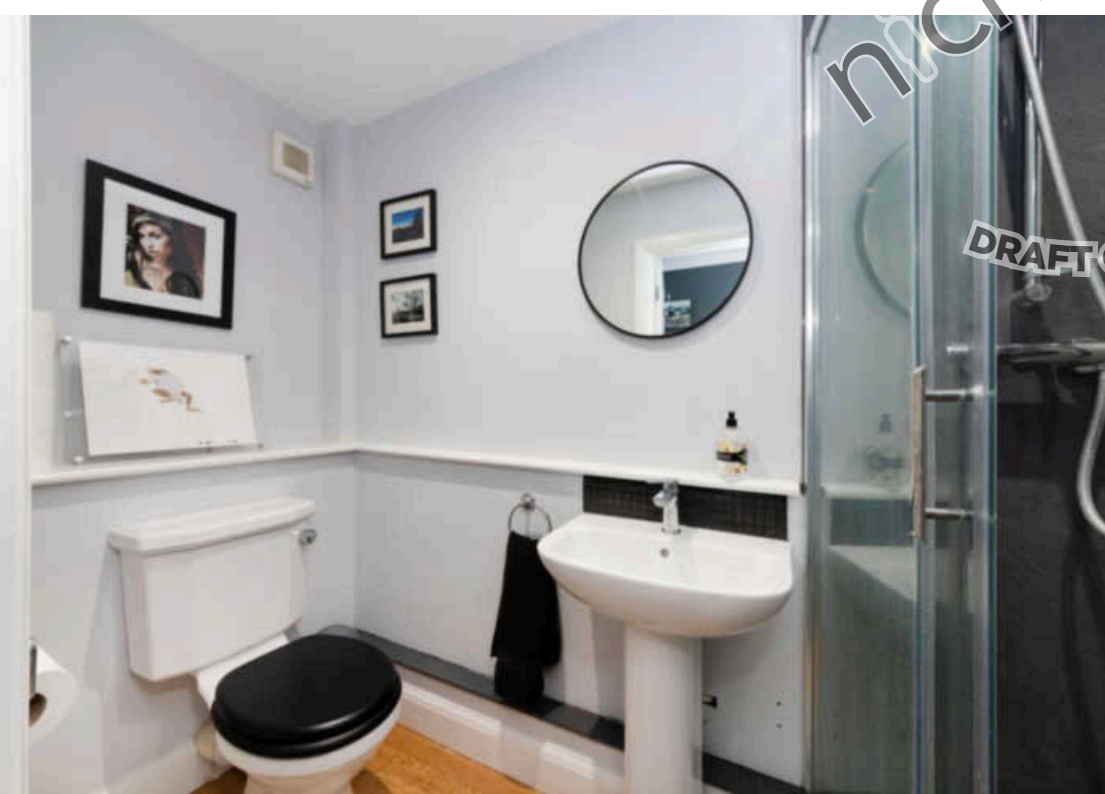
Tenure Freehold

EPC rating C



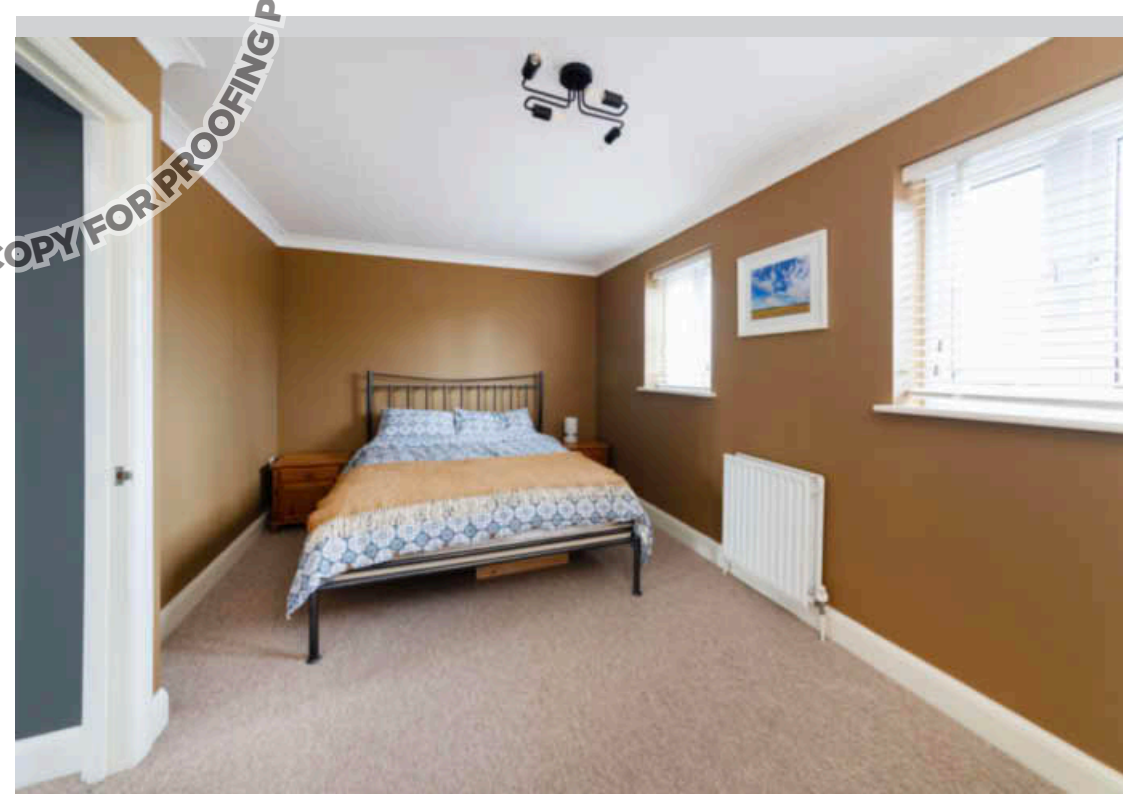
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Inviting entrance hall leading to cloakroom and well equipped kitchen offering a good selection of floor and wall units complemented by integrated electrical appliances



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Caldecott Road, OX14

Approximate Gross Internal Area = 133.4 sq m / 1436 sq ft

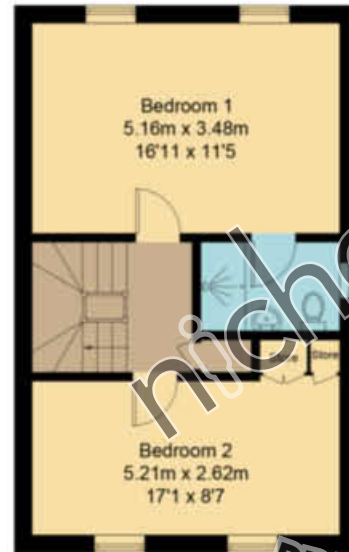
Terrace / Driveway Area = 140.8 sq m / 1516 sq ft

Balcony Area = 5.7 sq m / 61 sq ft

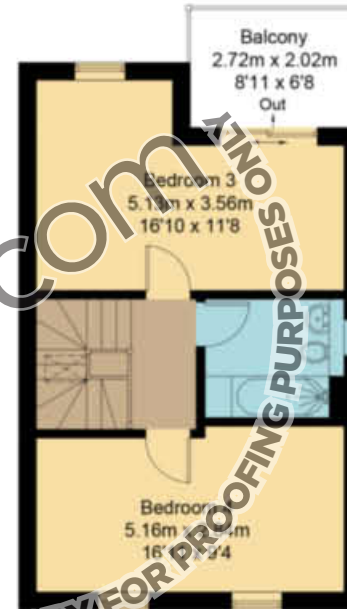
 = Reduced headroom below 1.5m / 5'0



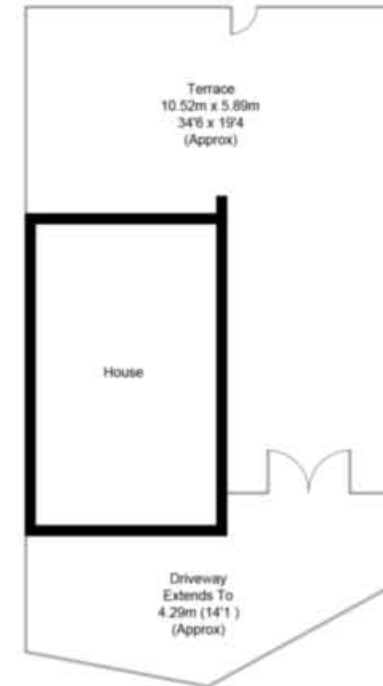
Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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