



1 Cranbrook Drive, Kennington OX1 5RR

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1 Cranbrook Drive

Substantially extended five/six bedroom detached family home offering 2359 sq ft of very flexible accommodation over two floors including self contained annex facilities, well situated in a corner plot position within this highly sought after village

Location

1 Cranbrook Drive is well-situated in a delightful non-estate location on the edge of this popular village, the property offers easy access to nearby amenities including schools, shops, church and public house. There is an excellent bus service from both Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 offers many road links north and south.

Directions what3words – scorch.ankle.screeches

Proceed into Kennington using The Avenue, from the direction of Radley village. Proceed past the turning on the right hand side (Sandford Lane), and after some way turn left onto Cranbrook Drive, where the property is found a short way down on the left hand side, clearly indicated by the 'For Sale' board.



- Enclosed entrance porch leading to entrance hall with cloakroom off and very flexible double aspect family room/alternative double bedroom
- Well equipped kitchen partly open plan to dining room which in turn leads to delightful living room with attractive Portugese limestone fireplace and double doors to south facing gardens
- Self contained ground floor annex comprising delightful open plan living room/dining room incorporating well equipped kitchen, double bedroom with fitted wardrobe cupboards and separate shower room with contemporary white suite
- Large first floor main double bedroom with an extensive selection of fitted wardrobe cupboards and en- suite shower room
- Four further first floor bedrooms complemented by family bathroom
- Mains gas radiator central heating and PVCu double glazed windows
- Front and side gardens (two independent driveways) providing block paved hard standing parking facilities for many vehicles
- South facing corner plot rear and side gardens featuring patio and extensive lawn, several wooden garden stores - the whole enclosed by trees, shrubbery and fencing, affording good degrees of privacy

6  bedrooms

4  receptions

4  bathrooms

Council tax band F

Tenure Freehold

EPC rating D



Well equipped double aspect kitchen offering a good selection of floor and wall units



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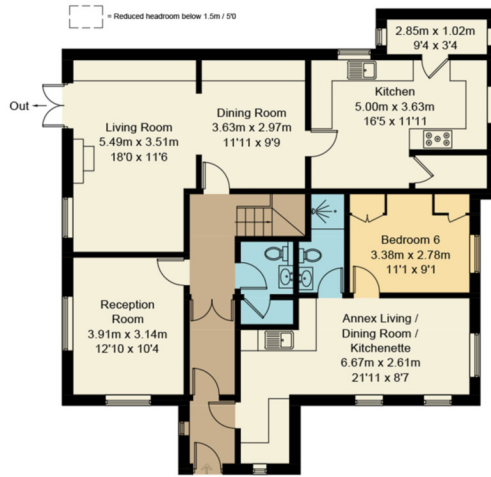




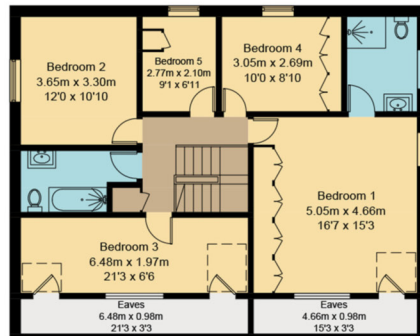


Cranbrook Drive, OX1

Approximate Gross Internal Area = 219.2 sq m / 2359 sq ft
Sheds = 28.7 sq m / 309 sq ft
Garden / Front Garden / Driveway = 569.4 sq m / 6129 sq ft

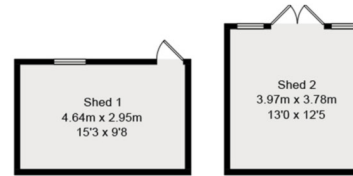


Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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(Not Shown In Actual Location / Orientation)

