



98 Caldecott Road, Abingdon OX14 5HD

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98 Caldecott Road

A substantially extended, attractive family home well situated in a quiet no through road within a short walk to the river Thames and within walking distance to Abingdon's historic marketplace. With highly versatile, extremely well presented accommodation.

Location

98 Caldecott Road is well-situated in a desirable non-estate location, offering easy pedestrian access to nearby good schooling, delightful Thame side walks and the thriving Abingdon town centre with its wide range of facilities. 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.

Directions [what3words](#) – [even.rang.supper](#)

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. Proceed towards the mini roundabout and take the last exit on the right hand side which leads onto the lay-by. This in turn leads into the cul-de-sac where No 98 is situated on the right hand side, clearly indicated by the For Sale board.



- Welcoming entrance hall with a good size ground floor bathroom
- Ground floor bedroom or additional reception if so required
- Contemporary kitchen which flows through to a palatial family room with two sets of French doors opening onto the rear gardens
- Separate living room with attractive red brick open fire
- To the first floor are three well proportioned bedrooms the master suite is of particular note, with a good size dressing area (this could easily be a nursery or re-configured to create a fourth first floor bedroom)
- Contemporary first floor shower room
- Externally the property benefits from ample driveway parking and an oversized garage
- Most attractive frontage offering high degrees of privacy, circa 85' mature rear gardens

4  bedrooms

3  receptions

2  bathrooms

Council tax band D

Tenure Freehold

EPC rating E

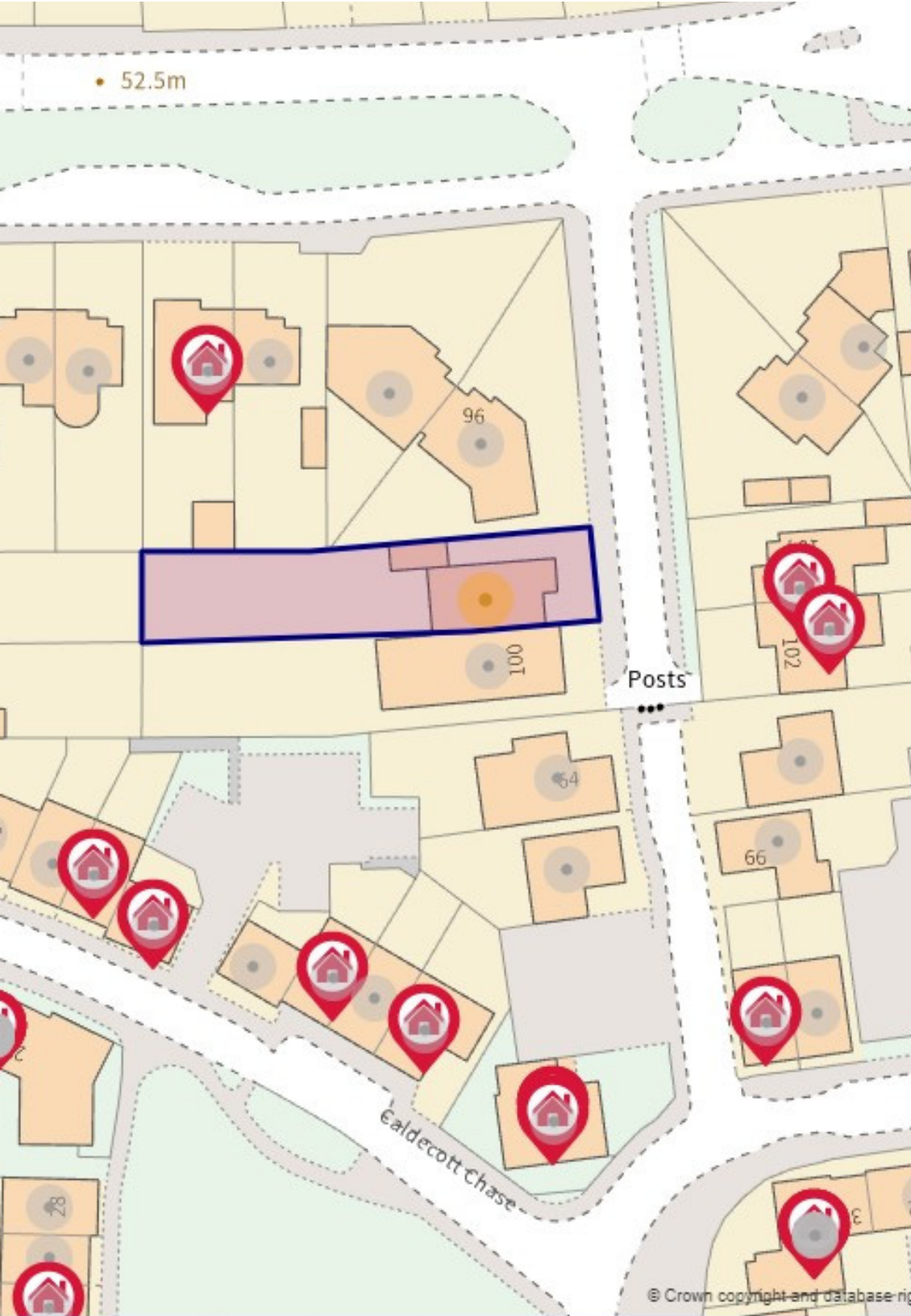


Contemporary kitchen split level to a palatial family room with two sets of French doors opening onto the rear gardens



Separate living room with
attractive red brick open fire



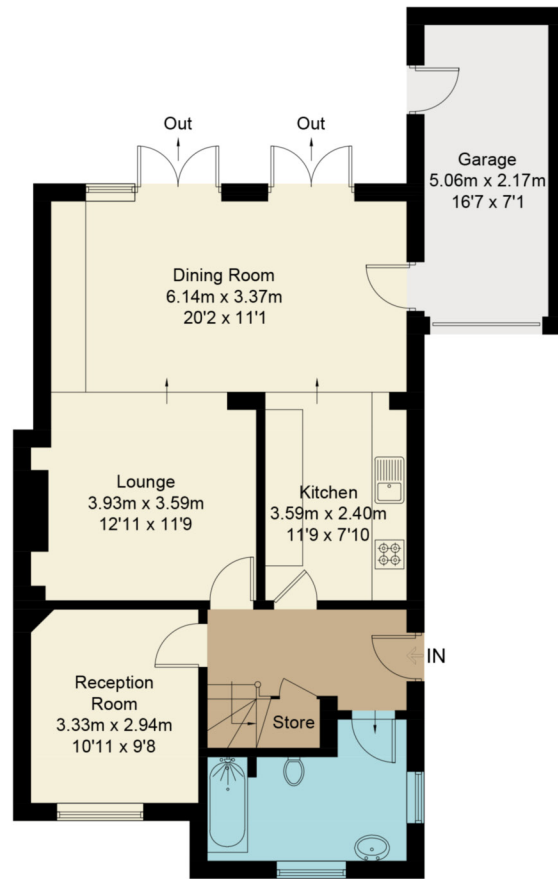




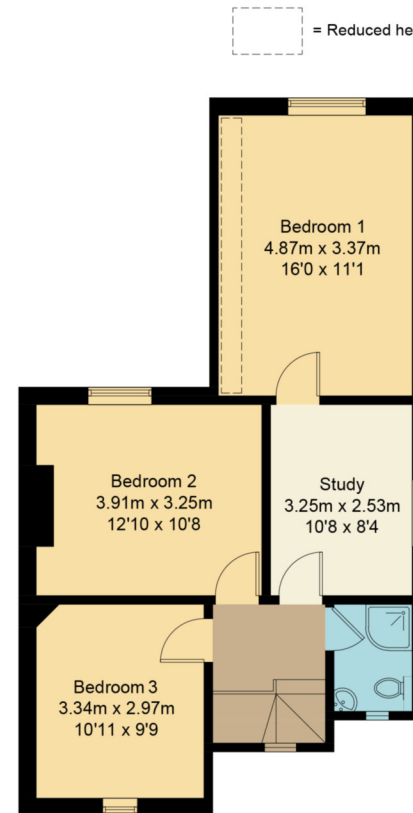


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Approximate Gross Internal Area = 126.8 sq m / 1365 sq ft
Garage = 11.3 sq m / 121 sq ft
Total = 138.1 sq m / 1486 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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