



44 Orpwood Way, Abingdon OX14 5PX

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44 Orpwood Way

Substantially extended and superbly presented four bedroom family home offering many features including an impressive extended 20' kitchen/dining/family room situated in a quiet no through location combined with attractive open countryside views to the rear, sold with no ongoing chain.

Location




44 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 – [reaction.defends.rags](https://www.what3words.com/)

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 where No. 44 is found some way down on the right hand side, clearly indicated by the 'For Sale' board.



- Inviting entrance hall (benefitting from real oakwood flooring - extending throughout many of the ground floor areas) leading to cloakroom and spacious living room through to flexible reception room with double glazed sliding patio doors to rear gardens
- Substantially extended and well equipped kitchen/dining/family room offering an excellent selection of floor and wall units, open plan to delightful and very light and airy seating areas overlooking the rear gardens and open countryside beyond.
- Integral garage incorporating recently refitted utility area
- First floor double bedroom benefitting from fitted wardrobe cupboards combined with attractive elevated views, three further spacious bedrooms and family shower room with contemporary white suite
- Mains gas radiator central heating, PVC double glazed windows and the property will be sold with no ongoing chain
- Front gardens providing block paved hard standing parking facilities leading to garage and to the rear are attractive and well maintained westerly facing fully enclosed rear gardens which lead directly onto attractive open countryside combined with a quick pedestrian route to many nearby amenities

4		bedrooms	Council tax band	D
3		receptions	Tenure	Freehold
2		bathrooms	EPC rating	D



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Attractive and well
maintained fully enclosed rear
gardens which lead directly
onto open countryside






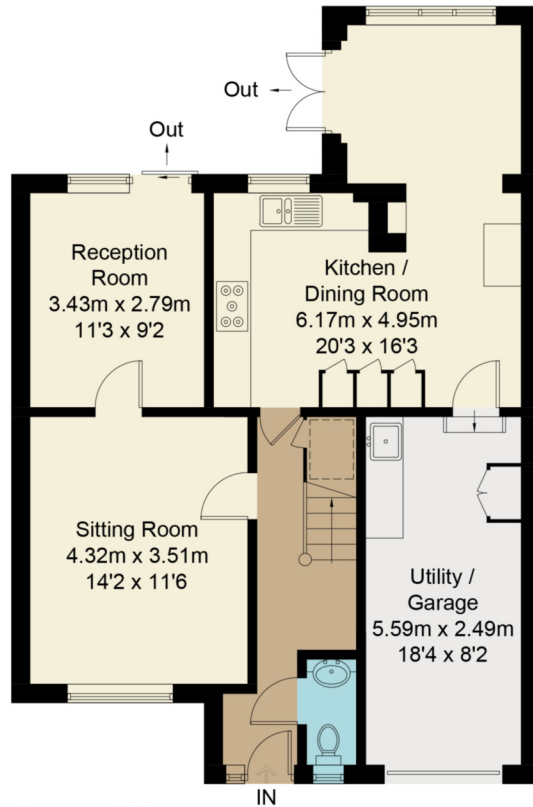


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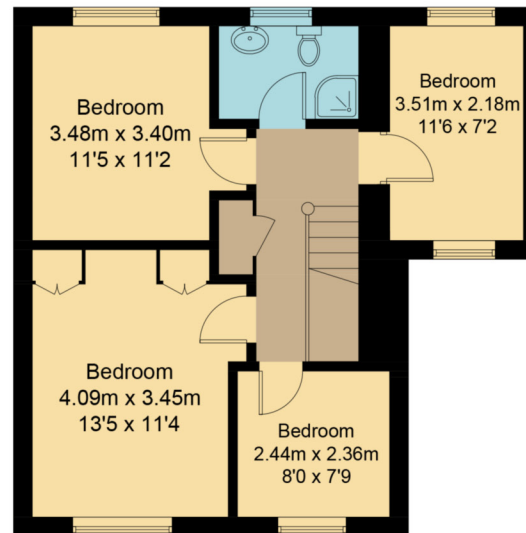
Approximate Gross Internal Area (Including Garage) = 132.2 sq m / 1423 sq ft
 Garden / Driveway Area = 146.3 sq m / 1575 sq ft



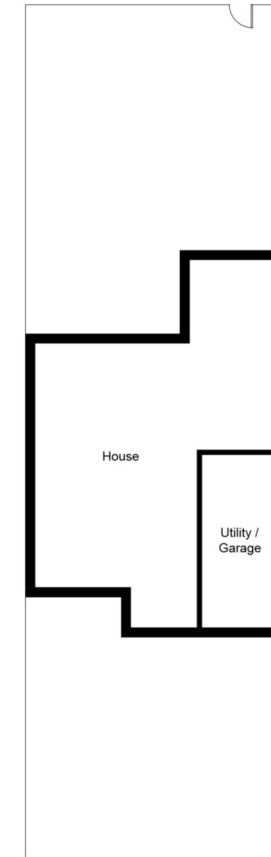
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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