



October House, 58 Bath Street Abingdon OX14 1EB

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# October House

**Substantial Grade II listed period townhouse offering 1800 sq ft of very flexible accommodation over three floors combined with a wealth of character features, well situated within the heart of the town centre, complemented by 54' partly walled south west facing rear gardens.**

## Location

October House is situated in a desirable town centre location, only a short walk from the thriving town centre and delightful nearby Albert Park. The property is within the catchment area of St Nicholas primary, John Mason secondary and The Europa School and the highly regarded schools of St Helens and St Katherines and Abingdon boys school. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles).

## Directions what3words – costs.jazz.vines

Leave Abingdon town centre using Stratton Way and take the first turning on the left hand side onto Bath Street, where October House is found a short way own on the left hand side.



- Enclosed entrance porch leading to entrance hall featuring oakwood flooring and original staircase rising to first floor.
- Spacious separate front dining room with attractive open original fireplace and large sash window with original shutters. Flexible separate rear family room/study with attractive original fireplace and views over the rear gardens
- Spacious kitchen complemented by separate utility room
- Wonderful 18' x 14' first floor living room featuring two sash windows, engineered oakwood flooring (extending throughout many rooms) and attractive original fireplace
- First floor double bedroom, complemented by large four piece family bathroom with white suite including double ended bath and separate shower cubicle
- Three further spacious top floor bedrooms (including two double bedrooms) complemented by top floor shower room
- Outside the south west facing rear gardens extend to 54' in length incorporating patio, raised cultivation areas, flower and shrub borders, brick built detached garden outbuilding/store - the whole enclosed by brick/stone walling and fencing with a gate providing useful pedestrian rear access onto Park road.
- Wealth of character features including high ceilings, sash windows, attractive original fireplaces, many original doors and several of the floors benefit from engineered oakwood flooring.
- October House has no formal parking spaces but the owner has offered to rent a parking space that she owns within Morland Court which is situated almost opposite this property.

4  bedrooms

2  receptions

1  bathrooms

Council tax band E

Tenure Freehold

EPC rating D



Wonderful 18' x 14' first floor living room featuring two sash windows, engineered oakwood flooring (extending throughout many rooms) and attractive original fireplace



South west facing rear gardens extending to 54' in length incorporating patio, raised cultivation areas, flower and shrub borders and brick built detached garden









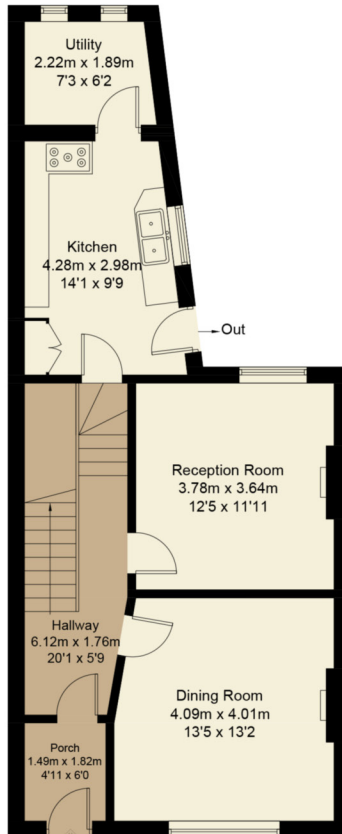
## Bath Street, OX14

Approximate Gross Internal Area = 168.7 sq m / 1816 sq ft

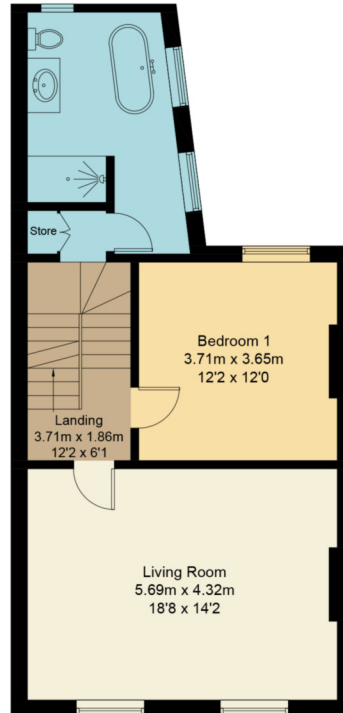
Outbuilding = 5.4 sq m / 58 sq ft

Total = 174.1 sq m / 1874 sq ft

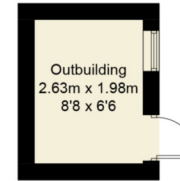
Garden Area = 74.4 sq m / 801 sq ft



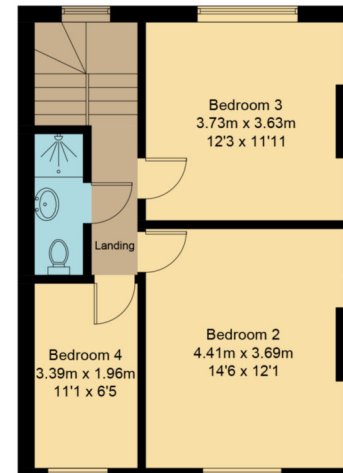
Ground Floor



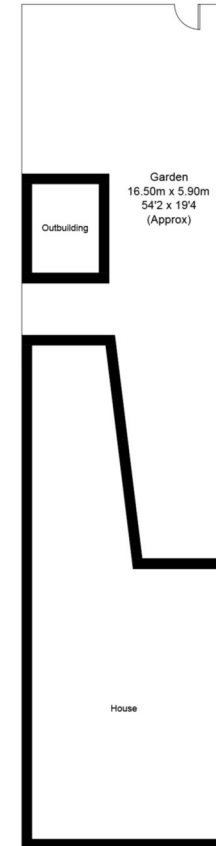
First Floor



(Not Shown In Actual Location / Orientation)



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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