



15 Kingfisher Close, Abingdon OX14 5NP

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# 15 Kingfisher Close

Superior four bedroom detached family home with double garage forming part of this small select Thames side development consisting of only large detached properties, offering superbly presented accommodation throughout, combined with beautiful views towards the river Thames and open countryside beyond.

## Location

15 Kingfisher Close is situated in a fabulous location towards the edge of this small, select development providing stunning views across the river Thames and open countryside beyond. The property is a stone's throw from delightful Thames-side walks and offers a quick route to the thriving Abingdon town centre boasting a wide range of amenities and excellent schools. There is a short drive onto the A34 leading to many important destinations north and south. Useful distances include Oxford city centre (circa. 7 miles) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

## Directions what3words – broom.below.edit

Leave Abingdon town centre via Ock Street and turn left at the mini-roundabouts onto the Drayton Road. Turn left at the following roundabout onto Caldecott Road. Continue across the mini-roundabout and towards the end turn right towards Wilsham Road. Some way down on the left hand side, turn left onto Kingfisher Close. On entering Kingfisher Close, number 15 is found a short way down on the right hand side, clearly indicated by the 'For Sale' board.



- Inviting entrance hall leading to ground floor cloakroom and separate utility room
- Stylishly refitted kitchen offering an excellent selection of floor and wall units complemented by many built-in electrical appliances with quartz working surfaces over, open plan to dining room
- Wonderful and very spacious double aspect living room with attractive fireplace with inset cast iron log burning stove and door leading to rear sun terrace
- Stairs with half landing window rising to first floor landing providing access to large and fully boarded roof space boasting excellent ceiling heights and potential for conversion
- Delightful double aspect master bedroom featuring floor to ceiling picture window and beautiful views towards the River Thames and open countryside beyond, complimented by two sets of built-in double wardrobe cupboards and four piece refitted en-suite bathroom including bath and separate shower cubicle
- Three further spacious first floor bedrooms complemented by refitted separate shower room with contemporary white suite including double size shower cubicle
- PVC double glazed windows, mains gas radiator central heating (recently replaced condensing gas boiler) and the sellers are moving to a retirement development, clearly putting the end of chain in sight
- Front gardens providing hard standing parking facilities for many vehicles leading to large double garage with electronically operated up and over door
- Attractive south facing landscaped, low maintenance rear gardens featuring impressive sun terrace which extends to gravelled areas complemented by raised beds, well stocked flower and shrub borders and numerous out buildings including very large and versatile detached garden studio/outbuilding - the whole enclosed by trees, shrubbery and fencing, affording good degrees of privacy

4  bedrooms

2  receptions

2  bathrooms

Council tax band F

Tenure Freehold

EPC rating C



Wonderful and very spacious double aspect living room with an attractive fireplace with inset cast iron log burning stove



Attractive landscaped and low maintenance rear garden featuring an impressive sun terrace which extend to gravelled areas complemented by raised beds









## Kingfisher Close, OX14

Approximate Gross Internal Area (Excluding Void) = 135.0 sq m / 1453 sq ft  
Garage = 27.8 sq m / 299 sq ft  
Total = 162.8 sq m / 1752 sq ft  
Outbuildings = 21.4 sq m / 230 sq ft  
Garden / Driveway Area = 355.5 sq m / 3826 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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