



17 Church Road, Radley OX14 3AT

Hodsons
...your move, our passion



17 Church Road

Substantially extended family home offering highly adaptable light and airy accommodation of much character over two floors. The property is situated in a delightful position within the heart of one of the areas most sought after villages complemented by large and beautifully presented south west facing rear garden. Sold with no ongoing chain.

Location

17 Church Road is situated in a delightful non-estate location within the heart of one of the area's most sought after villages. The property benefits from a short walk to the river Thames and cycle route to the local leisure centre. There is easy pedestrian access to bus routes, a nearby pub, general store/newsagent, excellent schooling and the very useful Radley Railway Station which offers a commuter service to Oxford, Reading and London. Useful road distances include Abingdon Town Centre (circa. 2.5 miles and Oxford City Centre (circa. 5 miles).

Directions what3words – [overheat.nothing.teamed](#)

Leave Abingdon Town Centre using Stratton Way and via left onto The Vineyard. Turn right at the mini-roundabout onto the Radley Road and leave Abingdon in the direction of Radley village. Proceed into the village using the Foxborough Road, after some way this leads onto Church Road where No. 17 is found on the left hand side.



- Enclosed entrance porch leading to entrance hall and very adaptable ground floor bedroom with en-suite shower room.
- Large living room with attractive open brick rustic fireplace and exposed wooden flooring, partly open plan to delightful separate family room with brick feature wall and double doors to rear gardens.
- Large extended open plan/dining room featuring part vaulted ceiling incorporating roof windows and a good selection of floor and wall units complemented by separate utility room with cloakroom off.
- Double aspect first floor main double bedroom offering attractive elevated views, second double bedroom and large refitted four piece family bathroom including bath and separate walk-in shower cubicle.
- Fixed staircase rising to converted loft room with double glazed velux window and light and power.
- Front gardens providing gravelled parking facilities for several vehicles.
- Very large and beautifully presented south west facing garden with patio affording good degrees of privacy with extensive lawn surrounded by mature flower and shrub borders, allotment size cultivation area, wooden garden store and greenhouse.
- Substantial detached 19' x 16' brick built workshop with light and power, vaulted ceiling for additional storage and two separate entrances.

3  bedrooms

Council tax band D

2  receptions

Tenure Freehold

2  bathrooms

EPC rating D



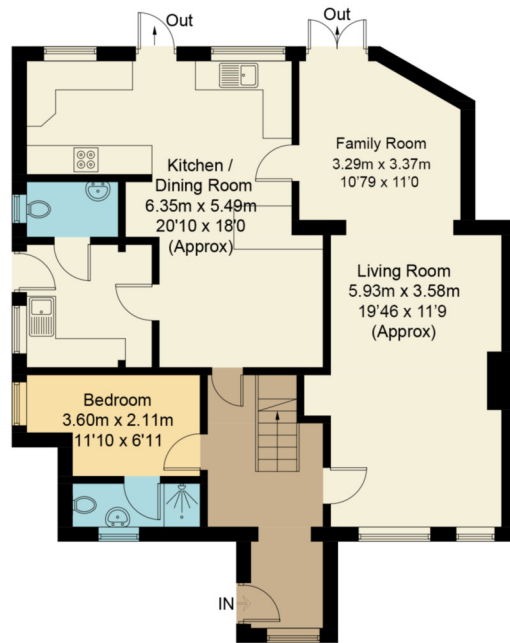
Church Road, OX14

Approximate Gross Internal Area = 159.6 sq m / 1718 sq ft

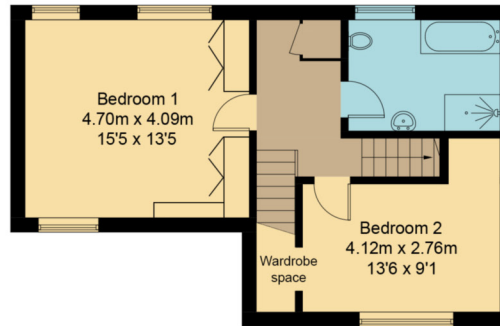
Outbuilding = 30.2 sq m / 325 sq ft

Total = 189.8 sq m / 2043 sq ft

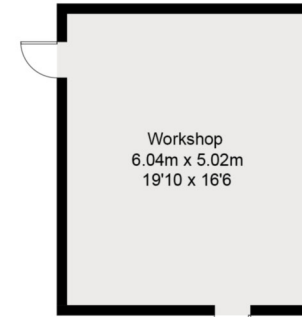
External Area = 409.9 sq m / 4412 sq ft



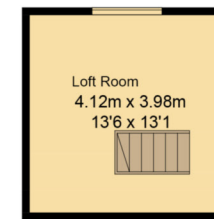
Ground Floor



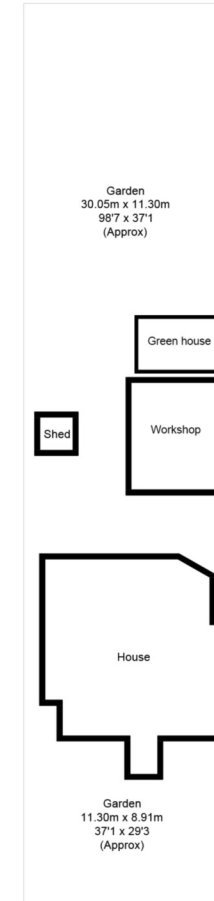
First Floor



(Not Shown In Actual Location / Orientation)



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited. (ID992031)

