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9 Vintner Road, Abingdon. OX14 3PF

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# 9 Vintner Road

Impressive and very spacious modern townhouse offering 1440 sq ft of very flexible superbly accommodation over three floors, situated towards the edge of this small select town centre development complemented by attractive southerly facing landscaped gardens, sold with no ongoing chain.

## Location




Vintner Road is a modern select development located only a short walk from the thriving town centre's many amenities including Waitrose. There is a quick vehicular route to the A34 leading to many important destinations north and south. Useful distances include Radley railway station (circa. 2.3 miles), Didcot town (circa. 8.2 miles) and Oxford city (circa. 6.3 miles).

## Directions what3words – floats.runs.organs

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Proceed for some way where the entrance to Vintner road is found by proceeding underneath the large archway (clearly indicated by the for sale board), where is No.9 is found, by proceeding straight ahead.



- Entrance hall with real oakwood flooring (extending throughout many ground floor areas) leading to cloakroom and well equipped 18' kitchen/breakfast room offering an excellent selection of floor and wall units complemented by several built-in electrical appliances open plan to delightful seating area with hard tile flooring, recessed ceiling downlighting and large bow window.
- Large 18' x15' open plan living room/dining room featuring fitted oak shelved sideboard including storage cupboards complemented by recessed downlighting and double glazed bi-fold doors opening onto the southerly facing rear sun terrace.
- Large 15' first floor master bedroom (currently used as an alternative reception room) benefitting from two double glazed windows and en-suite bathroom with contemporary white suite and further first floor double bedroom with built in wardrobe cupboards and en-suite shower room with contemporary white suite.
- Top floor landing providing access to spacious roof space with fitted ladder, light and part boarding and two further double bedrooms both benefitting from access to central "Jack and Jill" family shower room with contemporary white suite.
- PVC double glazed windows, mains gas radiator central heating (replacement Valiant gas boiler) and the property is sold with no ongoing chain.
- Outside the front gardens lead to private hard standing parking facilities for two vehicles and to the rear are most attractive southerly facing landscaped rear gardens featuring decked sun terrace complemented by outside lighting, surrounded by mature flower and shrub borders with steps leading to a secure rear access.
- There is an annual service charge of approximately £448.00 per annum for the maintenance of the surrounding communal areas.

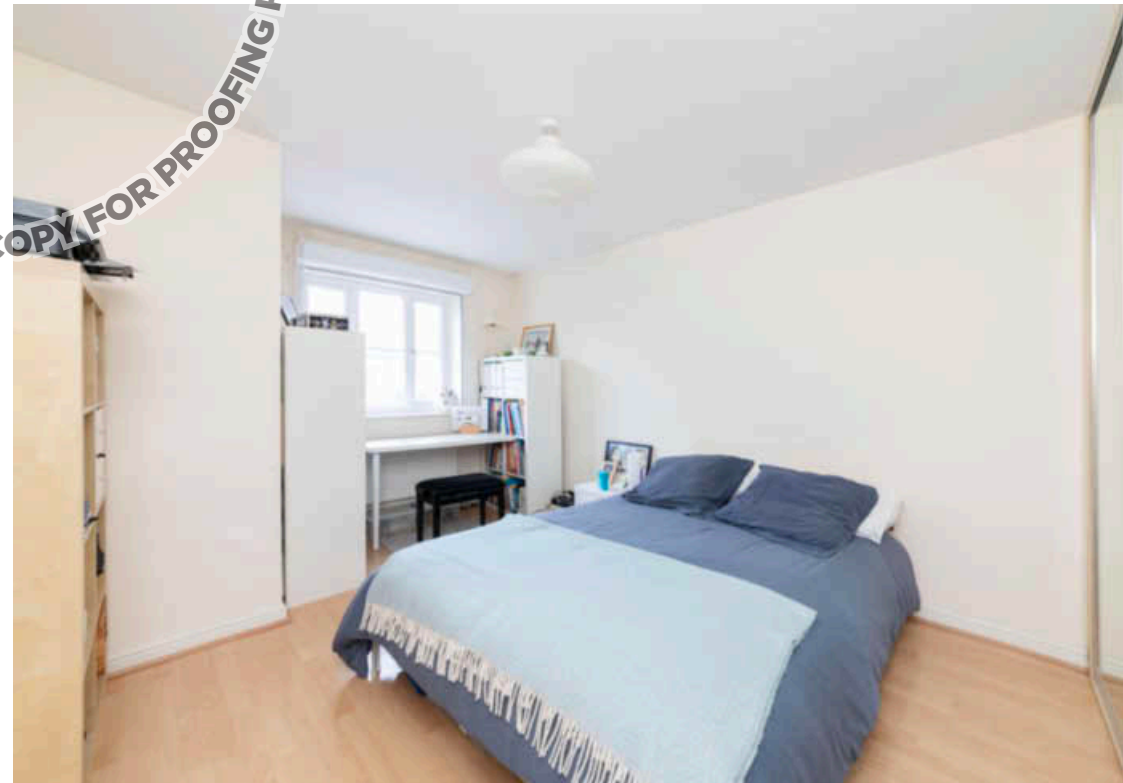
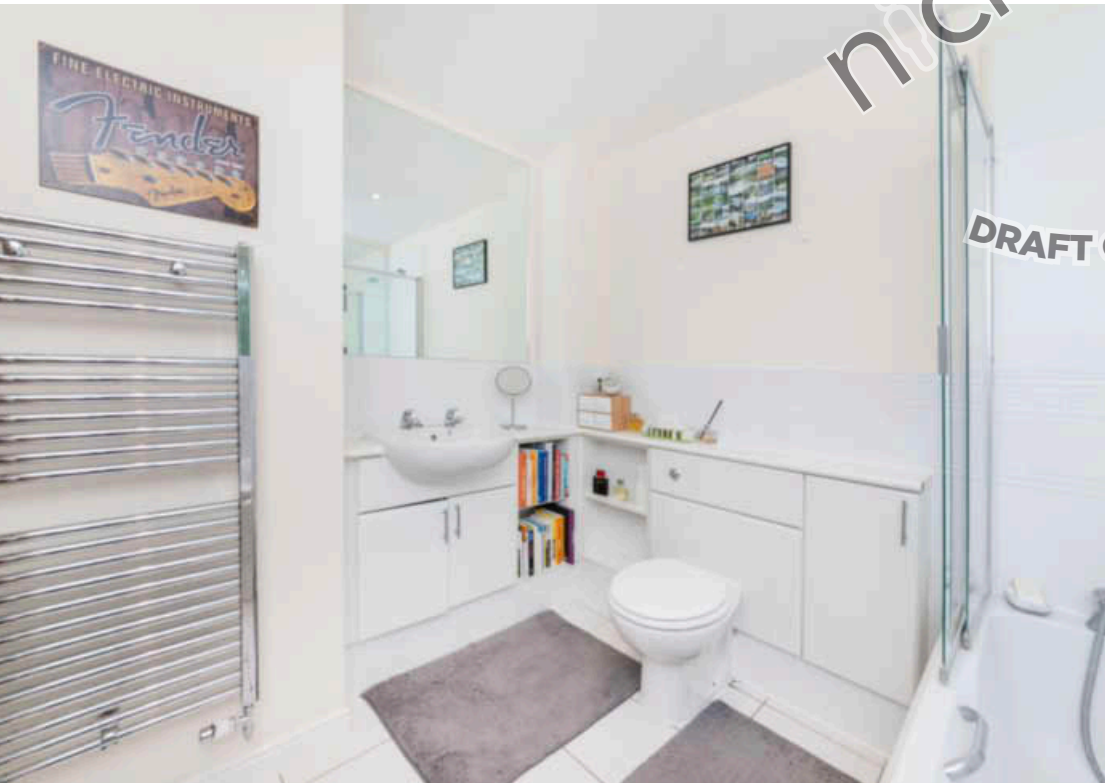
4		bedrooms	Council tax band	C
2		receptions	Tenure	Freehold
3		bathrooms	EPC rating	C



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Large 18' x15' open plan living room/dining room complemented by recessed downlighting and double glazed bi-fold doors opening onto the southerly facing rear sun terrace.





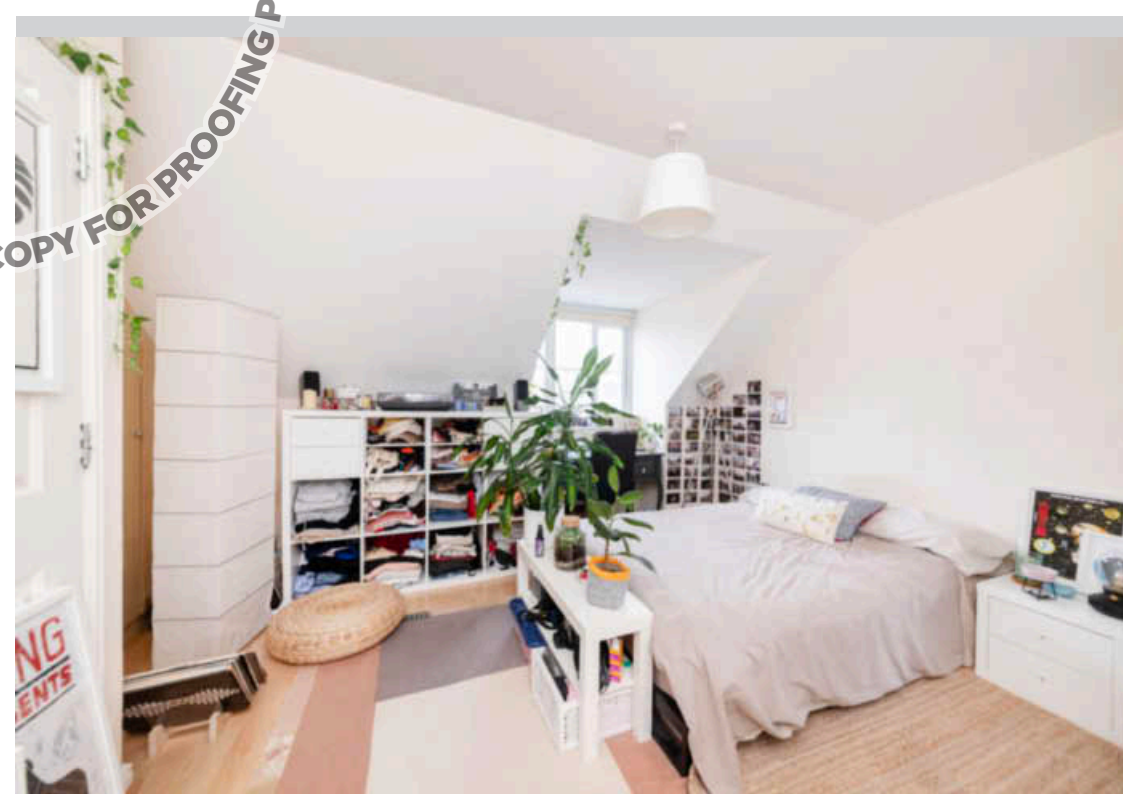
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Very flexible first floor  
15' double bedroom/family  
room with en-suite facilities







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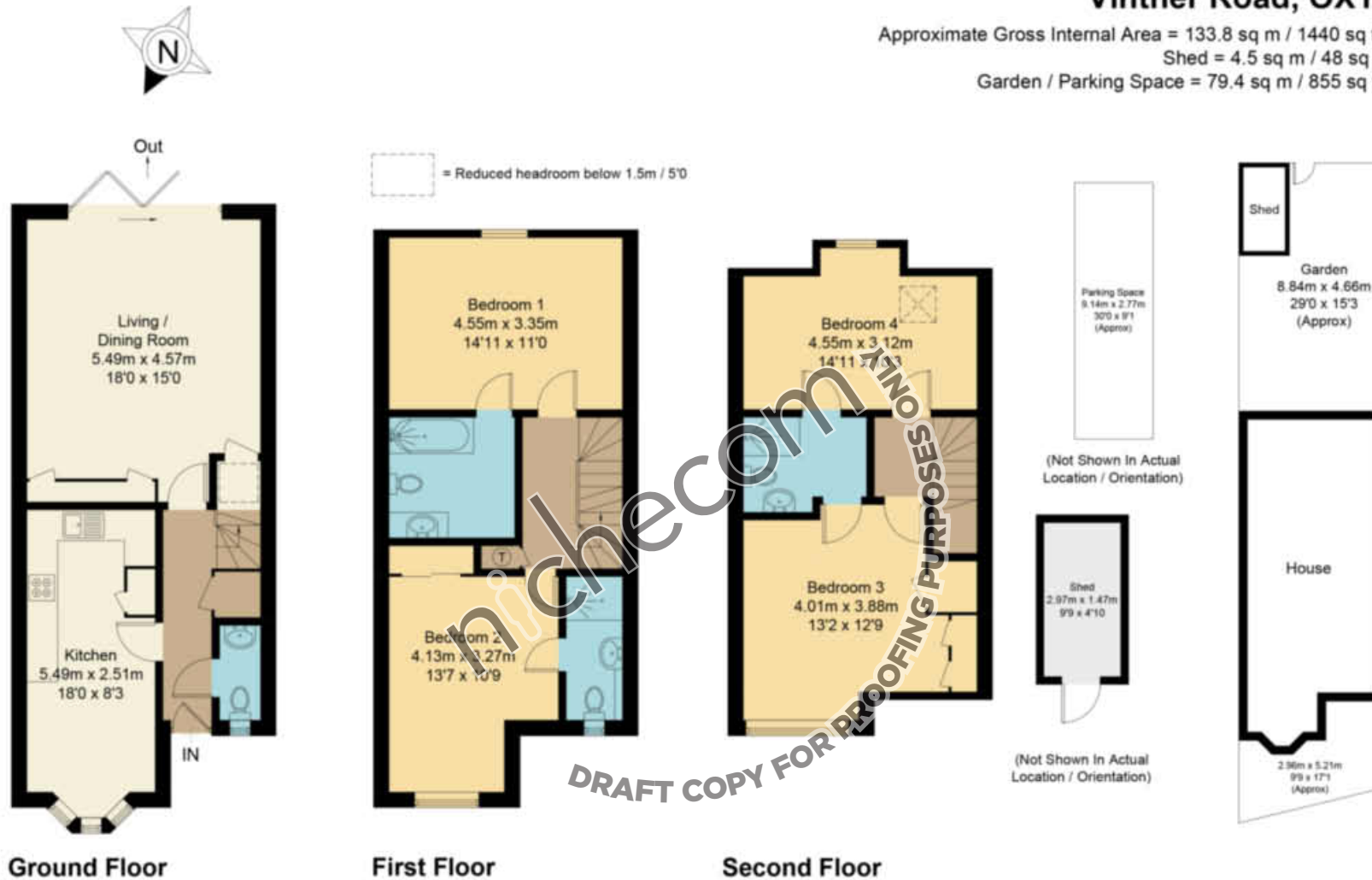
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# Vintner Road, OX14

Approximate Gross Internal Area = 133.8 sq m / 1440 sq ft

Shed = 4.5 sq m / 48 sq ft

Garden / Parking Space = 79.4 sq m / 855 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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