



3 Cranbrook Drive, Kennington OX1 5RR

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3 Cranbrook Drive

Spacious four bedroom detached family home well situated within the heart of this highly sought after village complemented by mature southerly facing rear gardens leading onto an open field, sold with no ongoing chain.

Location

3 Cranbrook Drive is well-situated in a delightful non-estate location on the edge of this popular village, the property offers easy access to nearby amenities including schools, shops, church and public house. There is an excellent bus service from both Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) and the A34 offers many road links north and south.

Directions what3words – blurts.hazy.tailwind

Proceed into Kennington using The Avenue, from the direction of Radley village. Proceed past the turning on the right hand side onto Sandford Lane, and after some way turn left onto Cranbrook Drive, where the property is found a short way down on the left hand side, clearly indicated by the 'For Sale' board.



- Large and inviting reception hall leading to inner hall with cloakroom off
- Kitchen complemented by separate utility room with useful enclosed rear side porch
- Large and impressive living room with fireplace partly open plan to spacious dining room, both overlooking mature southerly facing rear gardens
- First floor landing providing access to useful part boarded loft room boasting excellent ceiling heights and further potential
- Four separate bedrooms (including two good size double bedrooms), two providing attractive views over the southerly facing rear gardens and pleasant open aspect and family bathroom with older white suite
- Front gardens providing hard standing parking facilities leading to integral garage and to the rear are mature southerly facing gardens leading onto an attractive open field
- We would add that the property requires a certain amount of modernisation and is sold with no ongoing chain

4  bedrooms

2  receptions

1  bathrooms

Council tax band F

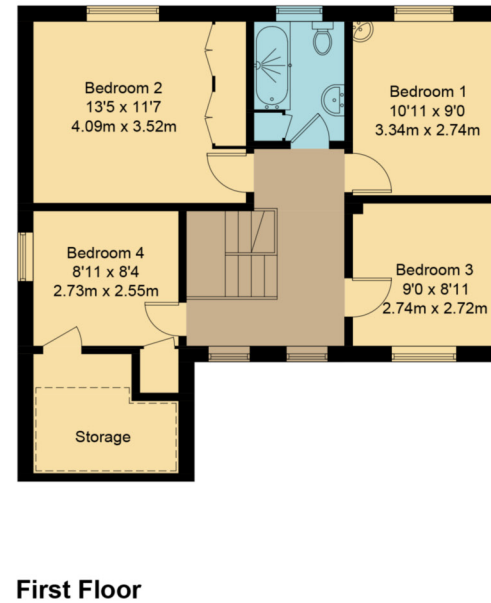
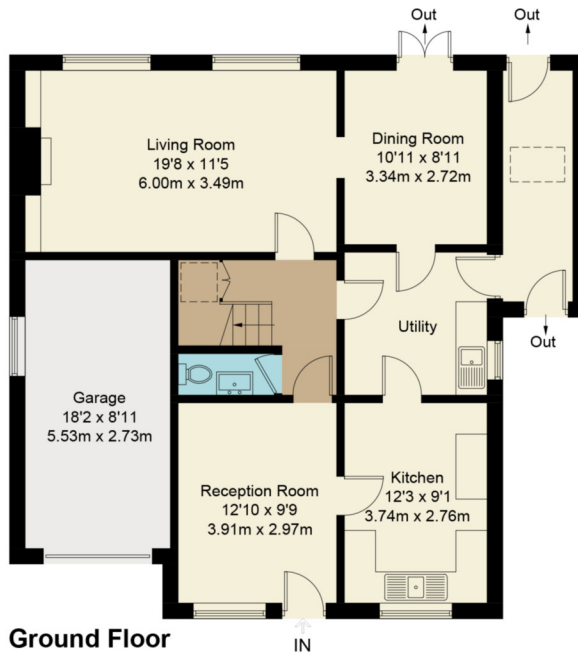
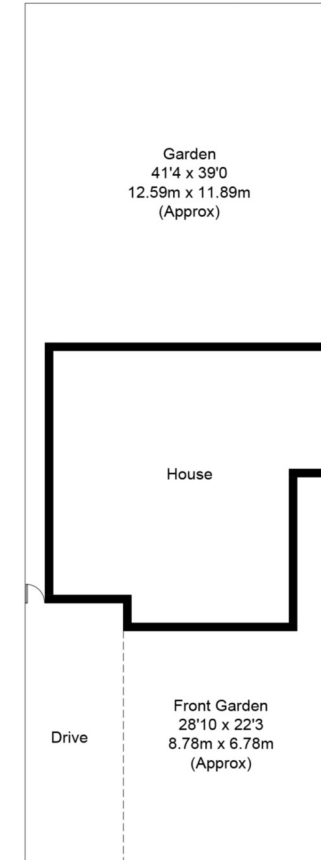
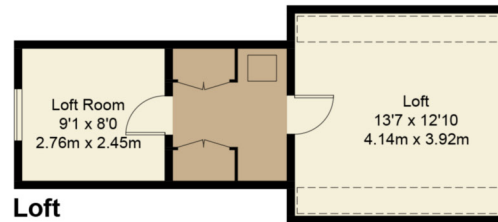
Tenure Freehold

EPC rating E



Cranbrook Drive, OX1

Approximate Gross Internal Area = 141.7 sq m / 1525 sq ft
Garage = 15.5 sq m / 167 sq ft
Loft = 29.6 sq m / 319 sq ft
Total = 186.8 sq m / 2011 sq ft
External Area = 275.5 sq m / 2965 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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