



41 Church Road, Radley OX14 3AT

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41 Church Road

Open countryside views feature with this spacious and well presented three bedroom family home, situated within the heart of this highly sought after village offering many benefits including delightful front living room with attractive fireplace and well equipped kitchen/dining room overlooking large attractive 111' south west facing mature rear gardens leading to fully insulated detached garden studio.

Location




Church Road is a delightful non-estate position, well situated on the edge of the village, boasting attractive open countryside views. Radley is a sought after village offering a good range of amenities including general stores/newsagent, school and Radley railway station which offers a commuter service to both Reading and London. Useful road distances include Abingdon Town Centre miles and Oxford City Centre 5 miles.

Directions what3words – certified.remix.craftsmen

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 town in the direction of Radley. Proceed into the village using the Foxborough Road and follow the road around to the left, continuing past the turning towards the railway station. This road in turn leads into Church Road, where No. 41 is situated on the left-hand side.



- Entrance hall leading to delightful front living room with stripped wooden flooring and attractive central fireplace
- Well equipped kitchen/dining room including walk in larder cupboard and rear porch leading to spacious ground floor bathroom with white suite
- Large first floor double bedroom benefitting from fitted wardrobe cupboards and attractive open countryside views
- Two further spacious bedrooms providing attractive views over the large rear gardens
- PVCu double glazed windows, mains gas radiator central heating and the front gardens provide private parking facilities
- Large and attractive south west facing 111' mature rear gardens featuring decked terrace, extensive lawn surrounded by well stocked flower and shrub borders, raised beds and cultivation areas leading to an impressive and fully insulated detached garden studio - ideal for those working from home

3		bedrooms	Council tax band	C
1		receptions	Tenure	Freehold
1		bathrooms	EPC rating	D

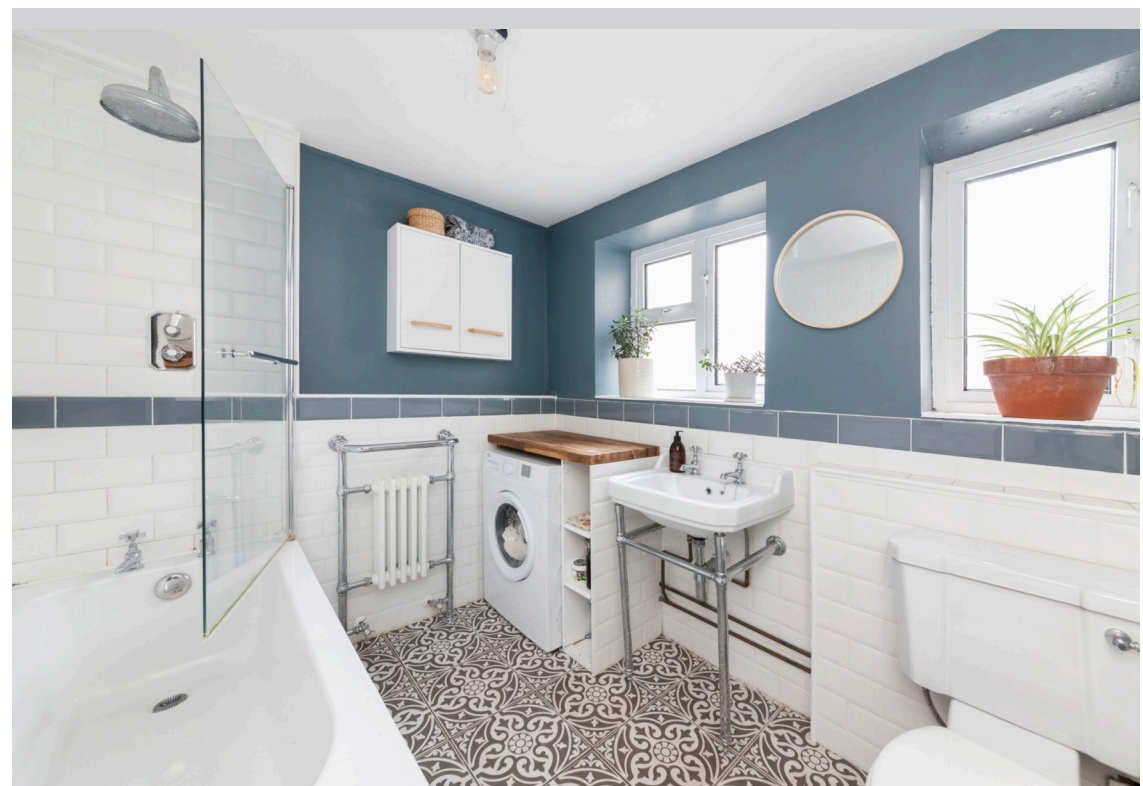


Delightful front living room with stripped wooden flooring and attractive central fireplace



Large and attractive south west facing gardens surrounded by flower and shrub borders, raised beds and cultivation areas leading to an impressive detached garden studio









Church Road, OX14

Approximate Gross Internal Area = 80.6 sq m / 868 sq ft

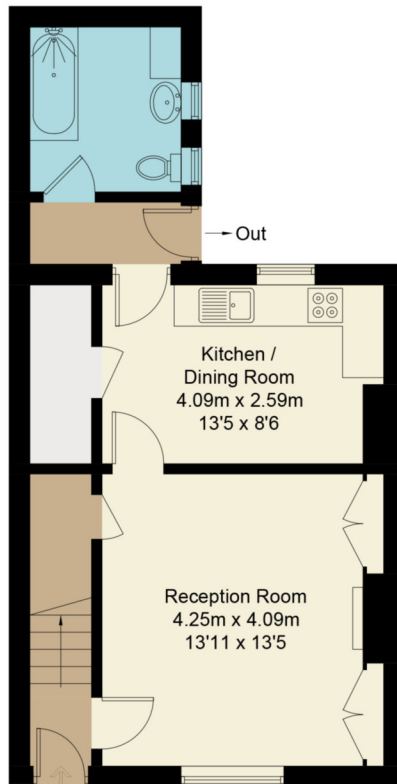
Studio = 12.7 sq m / 136 sq ft

Green House = 2.4 sq m / 26 sq ft

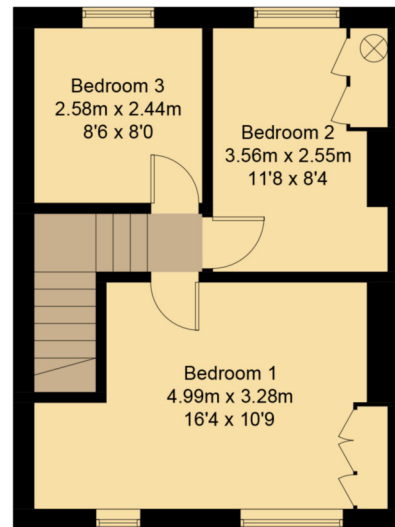
Shed = 3.0 sq m / 32 sq ft

Total = 98.7 sq m / 1062 sq ft

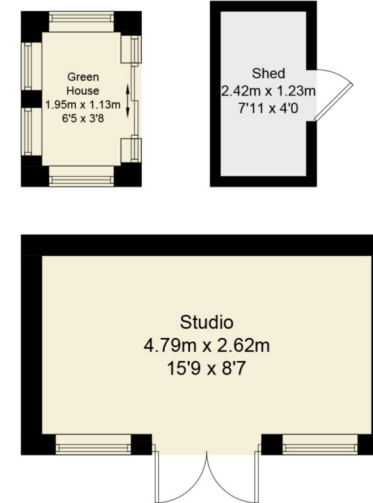
Garden / Driveway Area = 234.0 sq m / 2519 sq ft



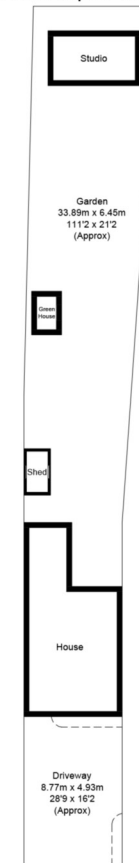
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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