



125 Poplar Grove, Kennington. OX13 5QR

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# 125 Poplar Grove

**Substantial and well presented five bedroom semi-detached family home well situated within this very popular village location close to nearby amenities, offering many features including delightful front living room with attractive fireplace, large and well equipped open plan kitchen/dining room complemented by separate utility room and large double glazed conservatory providing attractive views over the mature rear gardens, sold with no ongoing chain.**

## Location

125 Poplar Grove is well-situated in an established location within this very popular village, offering easy access to many nearby amenities including excellent schools, shops, church and public house. There is an excellent bus service from Oxford city (circa. 4 miles) and the nearby town of Abingdon (circa. 4 miles) and the A34 offers many road links both north and south.

## Directions what3words – employ.fades.sands

Leave Abingdon town centre using the Radley Road and proceed into the village of Radley. Take the first turn on the left hand side signposted Kennington and continue into the village using The Avenue. Take the second turning on the right hand side onto Manor Grove and continue to the end before turning left onto Poplar Grove, where the property is found on the right hand side clearly indicated by the For Sale board.



- Entrance porch with hard tiled flooring leading to entrance hall and delightful front living room with attractive fireplace and inset dual fuel cast iron stove.
- Large and impressive 20' open plan kitchen/dining room complemented by spacious separate utility room with doors to garage and cloakroom.
- Large 22' double glazed conservatory providing attractive views over the mature rear gardens.
- First floor landing providing access to large fully boarded roof space above with light and ladder.
- Main double bedroom with en-suite shower room, four further spacious bedrooms (including three double bedrooms) complemented by family bathroom with white suite.
- PVC double glazed windows, mains gas radiator central heating (replacement efficient condensing gas boiler) and the property is sold with no ongoing chain.
- Front gardens providing block paved hard standing facilities for several vehicles leading to integral garage.
- Good size mature rear gardens featuring extensive lawn surrounded by well stocked flower/shrub/herb borders - the whole enclosed by trees, shrubbery and fencing.

5  bedrooms

2  receptions

2  bathrooms

Council tax band E

Tenure Freehold

EPC rating D



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## Poplar Grove, OX1

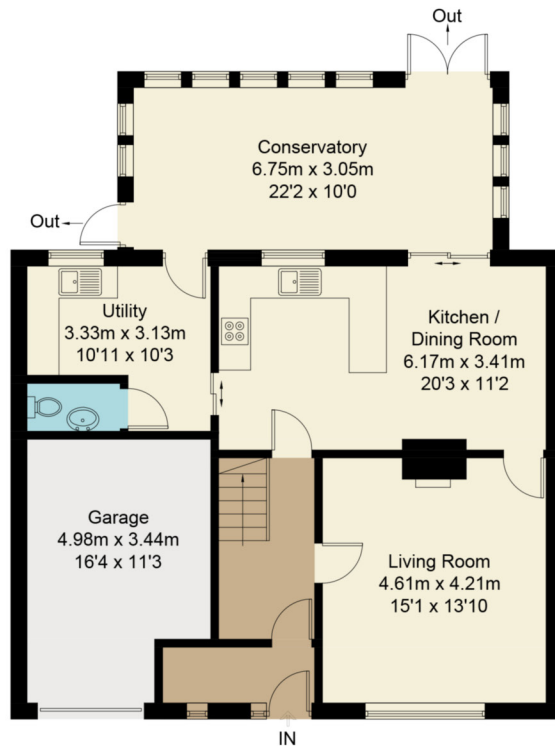
Approximate Gross Internal Area = 155.0 sq m / 1668 sq ft

Garage = 16.0 sq m / 172 sq ft

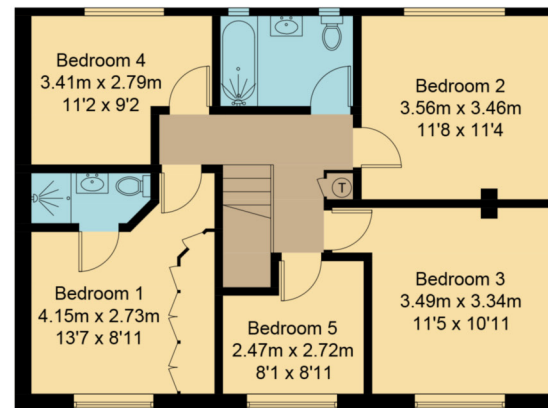
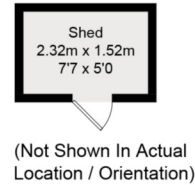
Total = 171.0 sq m / 1840 sq ft

Shed = 3.6 sq m / 39 sq ft

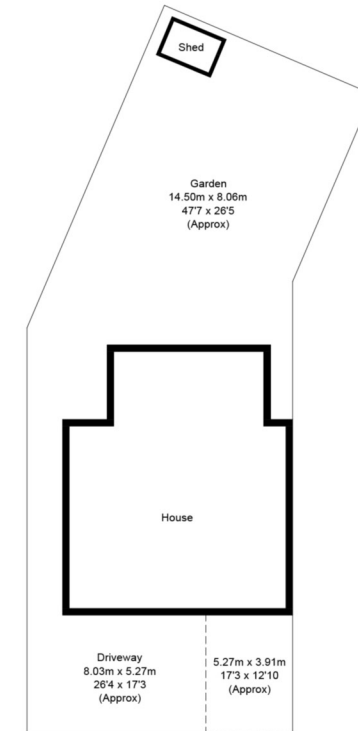
Garden / Driveway Area = 236.3 sq m / 2544 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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