



8 Old Farm Close, Abingdon OX14 3XU

Hodsons
...your move, our passion

8 Old Farm Close

Impressive larger design of modern four bedroom detached family home offering superbly presented accommodation including separate study, dining room, large living room with bay window, separate utility room and well equipped kitchen/breakfast room overlooking well maintained rear gardens, situated in a desirable cul-de-sac location combined with easy pedestrian access to nearby excellent schooling and the thriving town centre's many amenities.

Location

Old Farm Close is a small, very popular cul-de-sac location, comprising of only good size detached family homes providing a very pleasant overall setting and is within a short walk from the White Horse Leisure Centre and the thriving Abingdon town centre boasting a wide range of amenities. There is a quick route onto the A34 leading to many important destinations including Oxford city (circa. 6 miles) and Didcot (circa. 10 miles) with its mainline railway station to London Paddington.

Directions what3words – shin.trees.sailor

Leave Abingdon Town Centre using Stratton Way, and via left into the Vineyard. Turn right at the mini roundabout on to the Radley Road and right again at the following roundabout on to Audlett Drive. Take the third turning on the left hand side into Nyatt Road and turn right at the 'T' junction onto Hadland Road. Turn right into Old Farm Close, where the property is found in numerical order.



- Inviting entrance hall with cloakroom off leading to impressive living room with large bay window and attractive central fireplace, separate study, dining room and well equipped kitchen/breakfast complemented by separate utility room
- Delightful and very spacious first floor master bedroom with fitted wardrobe cupboards and en-suite shower room
- Three further spacious bedrooms complemented by family bathroom
- PVC double glazed windows and mains gas radiator central heating
- Front gardens providing block paved hard standing facilities for several vehicles (benefitting from electric vehicle charging point) leading to garage
- Attractive and well maintained rear gardens featuring patio and lawn, wooden garden store - the whole enclosed by shrubbery and fencing

4  bedrooms

3  receptions

2  bathrooms

Council tax band E

Tenure Freehold

EPC rating D



Impressive living room with large bay window and attractive central fireplace



Attractive and well maintained rear gardens featuring patio and lawn, wooden garden store - the whole enclosed by shrubbery and fencing



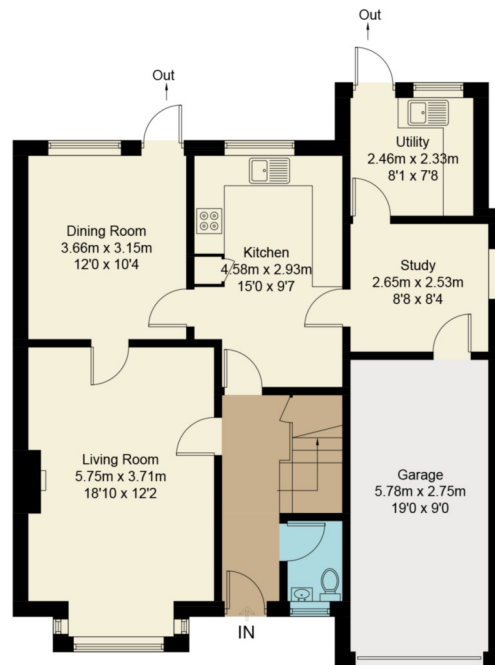






Old Farm Close, OX14

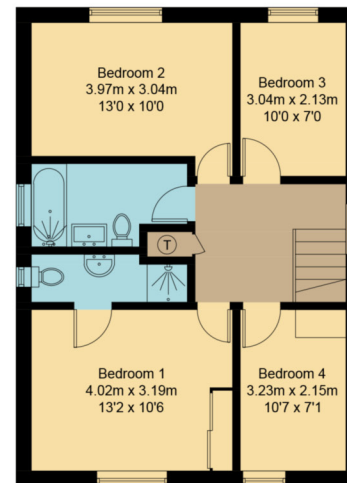
Approximate Gross Internal Area = 126.5 sq m / 1362 sq ft
Garage = 16.2 sq m / 174 sq ft
Total = 142.7 sq m / 1536 sq ft
Shed = 3.7 sq m / 40 sq ft
Garden / Driveway Area = 241.7 sq m / 2602 sq ft



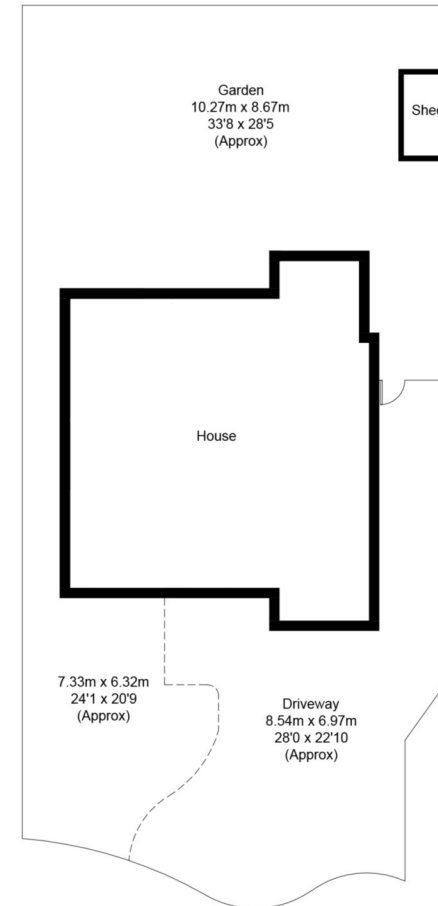
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited. (ID1070153)

