



57 OTTERS REACH

KENNINGTON, OXFORD, OX1 5QL

**PENNY &
SINCLAIR**

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A well presented modern detached house that has been extended and improved by the current owners. The property is located at the end of this no through road and is offers light and airy accommodation over two floors. Outside there is a private driveway leading to an integral garage at the front and to the side and rear, an established sunny garden with two decked areas, established flower bed, fruit trees and storage sheds/workshop.

Entrance Hall • Sitting Room • Kitchen/Breakfast Room • Utility Room
• Shower Room • Four Bedrooms • Bathroom • Integral Garage •
Established Rear Garden

DESCRIPTION

A well presented modern detached house that has been extended and improved by the current owners. The property is located at the end of this no through road and is offers light and airy accommodation over two floors. Comprises, entrance hall, sitting room, open plan kitchen/breakfast room with integrated AEG dishwasher, fridge/freezer, Stoves free standing range and granite worktops, utility room and shower room on the ground floor and four bedrooms and bathroom on the first floor. Benefits include gas central heating, a water softener and UPVC double glazing. Outside there is a private driveway leading to an integral garage at the front and to the side and rear, an established sunny garden with two decked areas, established flower bed, fruit trees and storage sheds/workshop.

LOCATION

Kennington lies alongside the River Thames water meadows and features a selection of local shops, St Swithun's Primary School and is located about 2.5 miles south of Oxford. It allows for easy access to the A34 and the nearby railway station of Radley (London Paddington line) is only a few minutes drive. There are frequent public transport links to both Oxford and Abingdon, and Kennington is ideally placed for access to the various Public and State schools nearby.





DIRECTIONS

Leave central Oxford via the Abingdon Road. At the traffic lights turn right signposted Kennington. Continue along this road and turn left into the village. Continue through the village and turn left into Poplar Grove. Take the first turning on the left into Otters Reach. The property will be found at the end of this no through road.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

All mains services are connected.

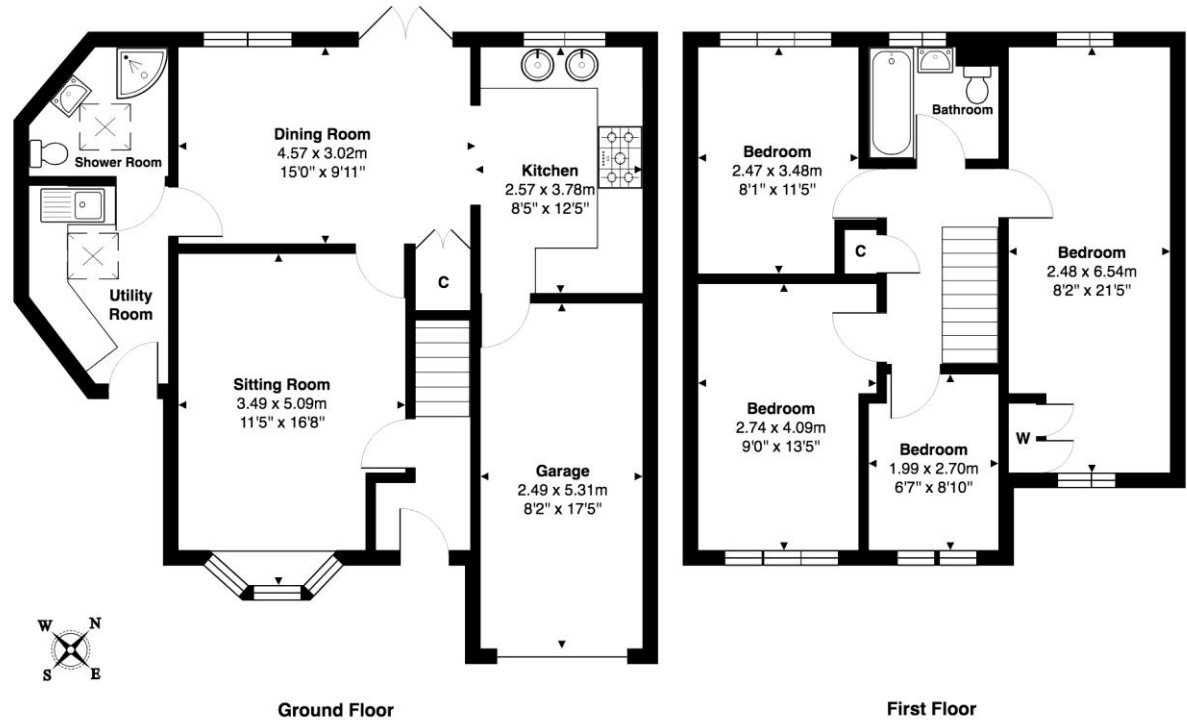
TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Vale of White Horse District Council
135 Eastern Avenue
Milton Park
Milton
OX14 4SB
Tel: 01235 520202
Council Tax Band: E - £2187.96 (2018/19)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

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