

15 PICKLERS HILL

ABINGDON • OXFORDSHIRE • OX14 2BA



**PENNY &
SINCLAIR**

15 PICKLERS HILL

Abingdon, Oxfordshire OX14 2BA

DESCRIPTION

Situated in the one of the most sought after roads in North Abingdon, this fine, detached family home believed to date from the late 1950's, has been sympathetically remodelled and extended in more recent years to provide a versatile five bedroom family home with accommodation arranged over two floors. The house is complemented by a most attractive large garden with the benefit of an impressive studio/home office.

Immaculately presented throughout, the property comprises; entrance hall, study with fitted desk and shelving, kitchen/breakfast room with underfloor heating and a range of fitted appliances including an eye-level oven, combi oven, warming drawer, induction hob, wine fridge, dishwasher and an American style fridge/freezer. The dining area has a gas fired wood burner effect stove and bi-fold doors opening to and providing a lovely outlook over the garden. Arranged next to the kitchen is the fitted utility room with cloakroom off and direct access to the garden and the integral garage. Providing an excellent entertaining space are the family room and sitting room, which are divided by double doors giving the flexibility to be open up and used as one room. The sitting room enjoys a large bay window with doors opening to the terrace and garden beyond.





At first floor level are the master bedroom with en-suite shower room, four further bedrooms and the recently refitted family bathroom.

Outside the property has a large gravelled driveway providing parking for a number of vehicles and side access to the beautiful professionally landscaped rear garden. There are two distinct areas. The more formal garden with mature shrubs and flower beds leads from a large terrace at the back of the house to an impressive 'Cedar' garden room/home office built by Crown Pavilions with electricity connected, double glazing and underfloor heating. Beyond this is an open lawned area with fruit trees, ideal as a children's play area or vegetable garden.

SITUATION

Abingdon is one of England's oldest market towns with excellent local amenities and historical and archaeological connections. The River Thames provides a delightful setting for Abingdon with its meadows, lock and riverside walks.

The town affords easy access to the A34, linking with the M4 to London and the West, whilst Didcot Parkway station is just 8 miles distant connecting with London (Paddington in 45 minutes). There are a number of independent high street shops as well as Waitrose and Tesco supermarkets, and the City of Oxford is just 7 miles distant. There is also good access to an excellent choice of schools in both Oxford and Abingdon.

DIRECTIONS

Leaving the A34 at the Abingdon North Interchange follow the signs for Abingdon Town Centre and continue over the first roundabout into Oxford Road.



The entrance into Picklers Hill is the sixth turning on the right just before reaching the traffic light junction. Proceed into Picklers Hill continuing around the right hand bend where the property will be found on the right.

VIEWING

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.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is freehold with vacant possession upon completion.

COUNCIL TAX

Council Tax Band F Amount Payable £2,616 2018/19

LOCAL AUTHORITY

Vale of the White Horse District Council, Abbey House, Abbey Close, Abingdon, Oxfordshire OX14 3JE
Tel: 01235 520202

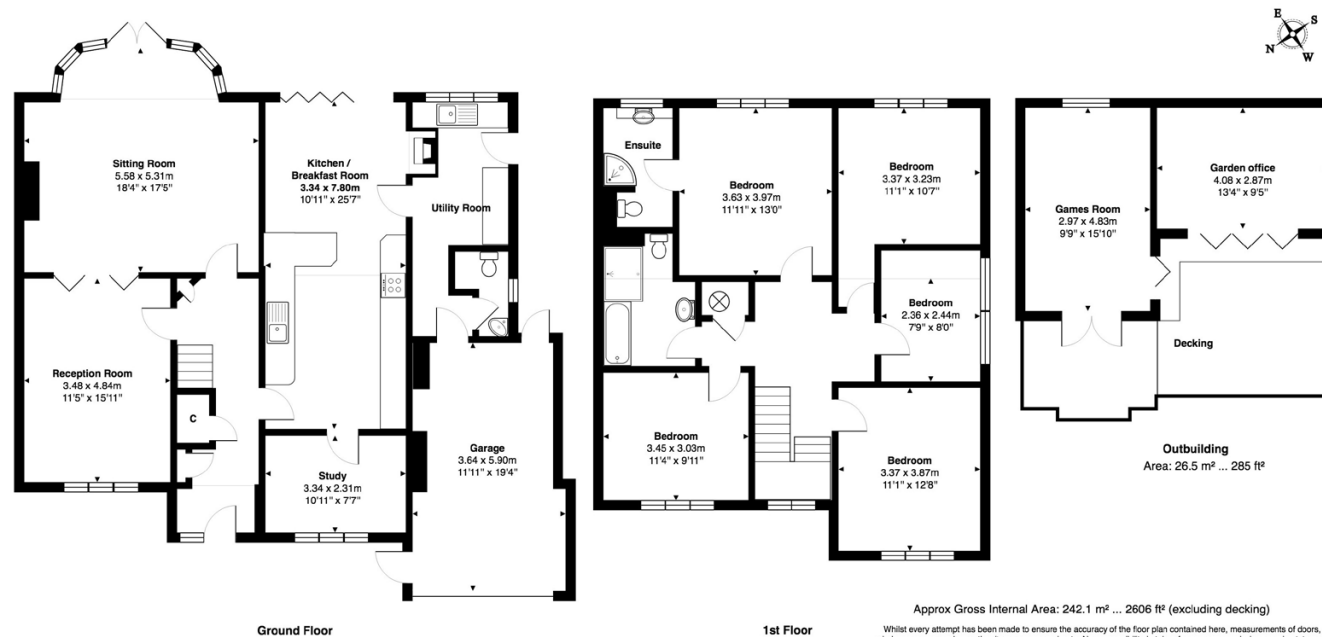


AGENTS CONTACT DETAILS



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