



THE LAWNS, 10 JACKSON DRIVE

KENNINGTON, OXFORD, OX1 5LL

**PENNY &
SINCLAIR**

THE LAWNS

10 JACKSON DRIVE

KENNINGTON, OXFORD, OX1 5LL

A beautiful detached six bedroom Edwardian family home combining modern style with period details, landscaped gardens, and heated outdoor pool less than 2.5 miles from central Oxford.

Detached • Edwardian • Six bedrooms • Three bathrooms •
Three reception rooms • Stunning kitchen • Conservatory •
Utility/pantry • Two garages

DESCRIPTION

A beautifully presented detached Edwardian family home located in this thriving village just outside Oxford. The property has been thoughtfully extended and improved over the years by the current owners to create a truly wonderful family home full of character and charm. The impressive interior with its particularly light and spacious accommodation flows with exceptional ease. The internal appeal is the balance between modern style coupled with the period detail such as high ceilings, ornate fireplaces, and wooden doors.

Set over three floors, entrance is through an open porch in to a spacious reception hall with stairs rising to one side, whilst two stunning formal reception rooms await to the left. The vast dining room enjoys a double aspect with French style doors leading on to the garden and pool area. In addition to this, there is a fabulous 'L' shaped kitchen/dining/family space ideal for everyday living, with double doors leading to the conservatory.

On the first floor there is a master bedroom suite complete with dressing room, guest bedroom suite, two further double bedrooms and family shower room. The second floor enjoys a further two double bedrooms.

Outside, there are two garages with parking and beautifully landscaped gardens on three sides. On the south side, there is a heated outdoor pool ideal for those hot balmy summer days.





LOCATION

The property lies in the sought after village of Kennington on the outskirts of Oxford. The A34 gives access to the M40, the M4 and to Didcot mainline station with a regular train service to London Paddington in approximately forty five minutes. Radley rail station is 3 miles away and there are regular public transport links in to Oxford. The village has a shop, public house, doctor's surgery, and numerous clubs. Kennington is particularly well located for schooling with St Swithun's Church of England School primary school in the village and extensive range of Oxford and Abingdon private schools including Chandlings.

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. At the mini roundabout turn right in to Upper Road. Follow this road, and take the second left in to Jackson Drive where the property can be found on the right hand side.

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 Penny & Sinclair's 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: G- £2,983.58 (2018/19)





Approximate Gross Internal Area = 293 sq m / 3146 sq ft
Total = 293 sq m / 3146 sq ft



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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**PENNY &
SINCLAIR**

1-4 The Plain,
St.Clements,
Oxford, OX4 1AS
T: **01865 297555**
city.sales@pennyandsinclair.co.uk

IMPORTANT NOTICE Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact; iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.