



Gardiner Close
Abingdon

Carter Jonas

15 GARDINER CLOSE ABINGDON OX14 3YA

4 bedrooms, family bathroom & cloakroom
Contemporary refitted kitchen & bathroom
Open views over nature reserve
Double garage and driveway parking

DESCRIPTION

A significantly improved and remodelled family home offering very flexible accommodation over two floors within this highly sought after North Abingdon location.

The ground floor provides a welcoming entrance hall from which all rooms radiate. There is a superbly refitted kitchen/dining room with Crittall style square paned french doors and side panels leading to the rear garden. The cosy sitting room also has the same doors and windows to the rear garden. There is also a study with built in cupboards a utility and a cloakroom on the ground floor.

The first floor has four double bedrooms and a very stylishly fitted bathroom complete with bath and separate shower.

The gardens have also been landscaped with raised beds and seating areas and has been planned to take full advantage of the position backing onto the BBOWT Nature Reserve. This includes using post and rail fencing to take in the views.

LOCATION

The house is well situated within this highly sought after development which comprises only substantial detached family homes providing a very pleasant overall setting. There is easy pedestrian access to many nearby amenities including several shops, a wide range of sporting facilities including the White Horse Leisure and Tennis Centre, churches and several excellent primary and secondary schools.

A BEAUTIFULLY PRESENTED AND SIGNIFICANTLY REMODELLED FOUR BEDROOM DETACHED HOUSE IN A FAVOURED NORTH ABINGDON LOCATION WITH A REAR GARDEN BACKING ONTO THE BBOWT NATURE RESERVE



There are lovely walks including those through the Nature Reserve to the rear. There is a bus stop a short walk away, which provides regular access to the town centre and Oxford city. The A34 at Lodge Hill is nearby connecting northbound and a rail station can be found at Radley providing a local connection to Oxford and Didcot where fast trains reach London Paddington in under 40 minutes.

Tenure: freehold

All mains services are connected

Gas fired central heating

Council tax band F

EPC rating: D

According to Ofcom, Ultrafast Broadband is available and mobile reception is likely outdoor and limited or none indoor depending on the network.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX14 3YA

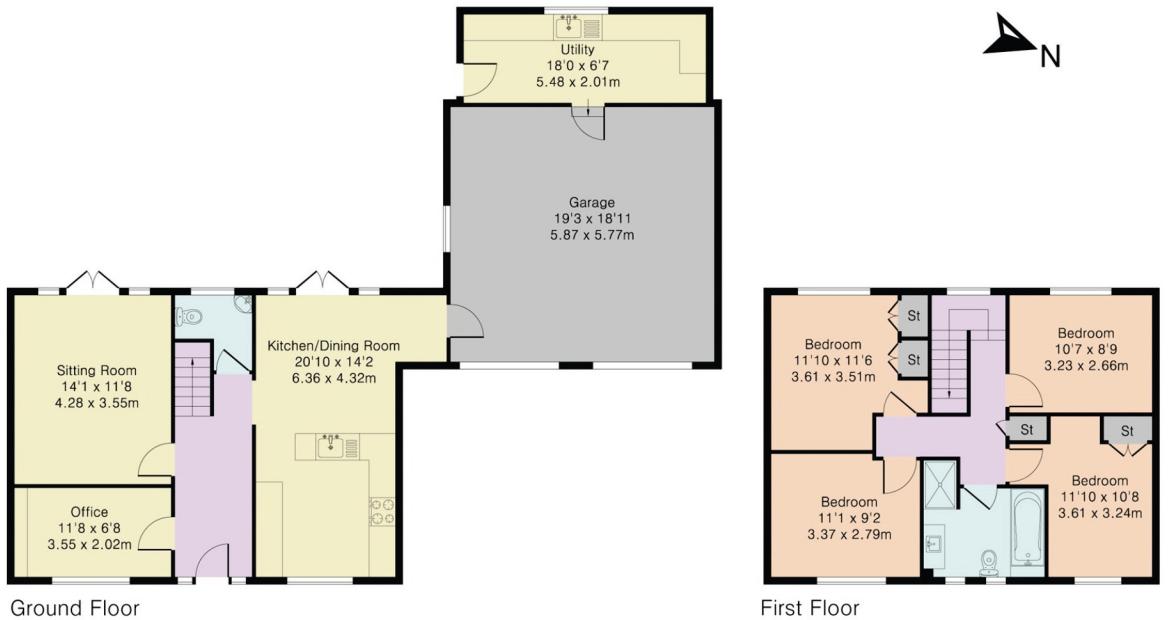
what3words:/// list.crush.slimy



Approximate Gross Internal Area 1698 sq ft - 158 sq m

Ground Floor Area 1106 sq ft – 103 sq m

First Floor Area 592 sq ft – 55 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Carter Jonas

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK

A member of



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.