



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 winds 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

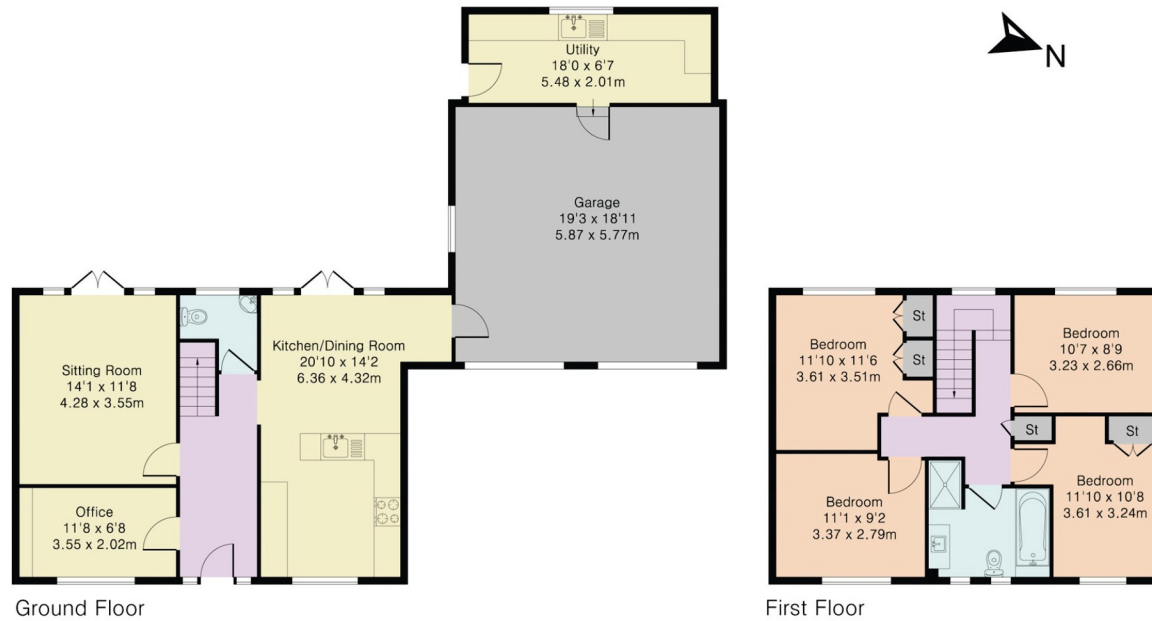
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Approximate Gross Internal Area 1698 sq ft - 158 sq m

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.



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

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Offices throughout the UK



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