



3 Champs Close, Abingdon OX14 2NB

3 Champs Close

Substantially extended four bedroom detached family home, offering flexible living accommodation including a self-contained annex and four spacious bedrooms with family bathroom well situated within a highly sought after North Abingdon location close to nearby amenities including excellent schooling.

Champs Close is a very popular cul-de-sac well-situated within the desirable Peachcroft development and offers easy pedestrian access to many amenities including the Rush Common Primary School and Fitzharrys Secondary School. There is a bus stop nearby, which provides a quick route to the thriving Abingdon market town centre (circa. 1.5 miles) and Oxford city (circa. 6 miles).

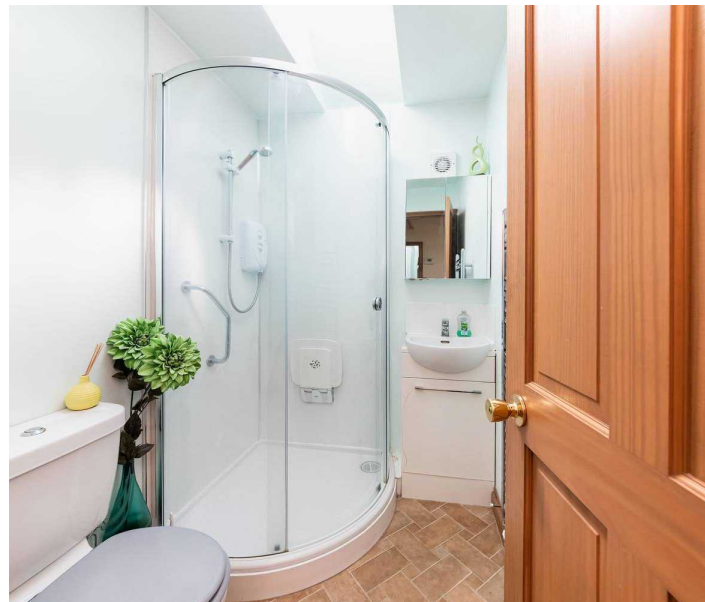
Leave Abingdon town centre using Stratton Way and via left onto the Vineyard. Continue across the mini roundabout onto the Oxford Road and at the following large roundabout turn right onto Twelve Acre Drive. Take the third turning on the right hand side into Peachcroft Road and then the second turning on the left hand side into Hedgemead Avenue. Take the first turning on the left hand side into Champs Close where No 3 is found on the left hand side, clearly indicated by the 'For Sale' board.





Key Features

- Inviting entrance hall with cloakroom, leading to delightful 18' living room with useful study off
- Well-equipped open-plan 18' kitchen and dining room with door to the rear gardens
- Self contained annex with living room, shower room and separate kitchen with independent staircases rising to first floor ideal for elderly relatives/teenagers
- Delightful master bedroom with a range of fitted wardrobe cupboards
- Three further spacious bedrooms served by refitted family shower room with contemporary white suite
- Front gardens providing block paved hard-standing parking facilities for many vehicles leading to garage
- Well-maintained part walled rear gardens featuring large patio and lawn area - the whole enclosed by fencing



Council Tax band: E Tenure: Freehold EPC: B

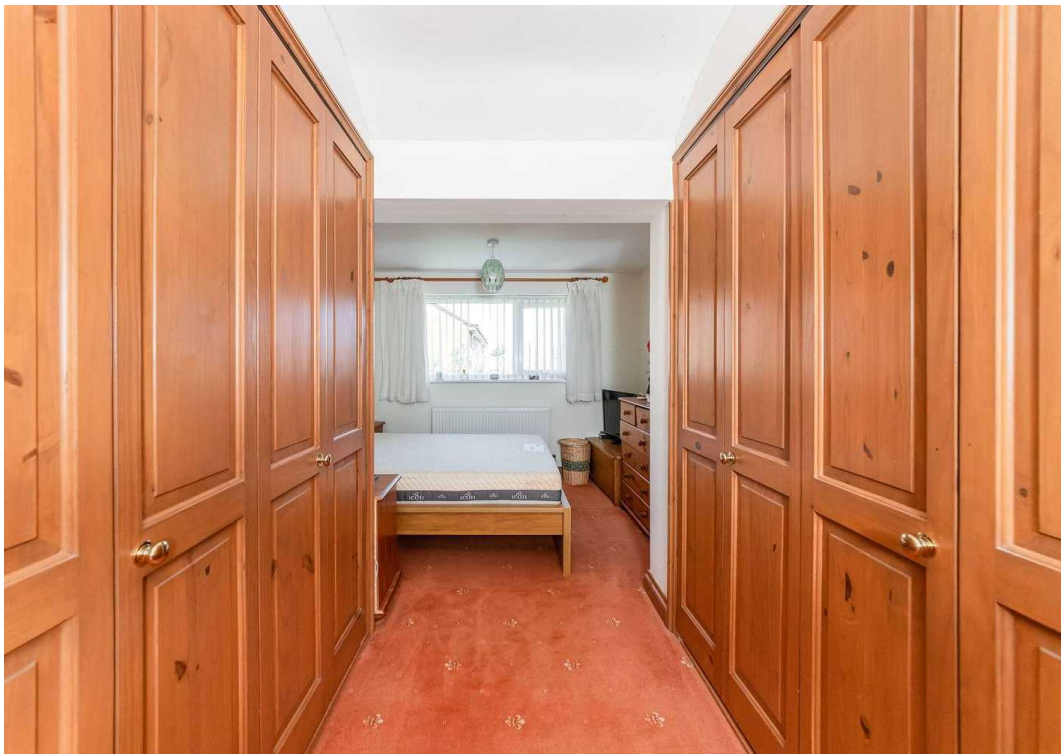
Bedrooms: 4

Bathrooms: 2

Reception Rooms: 3





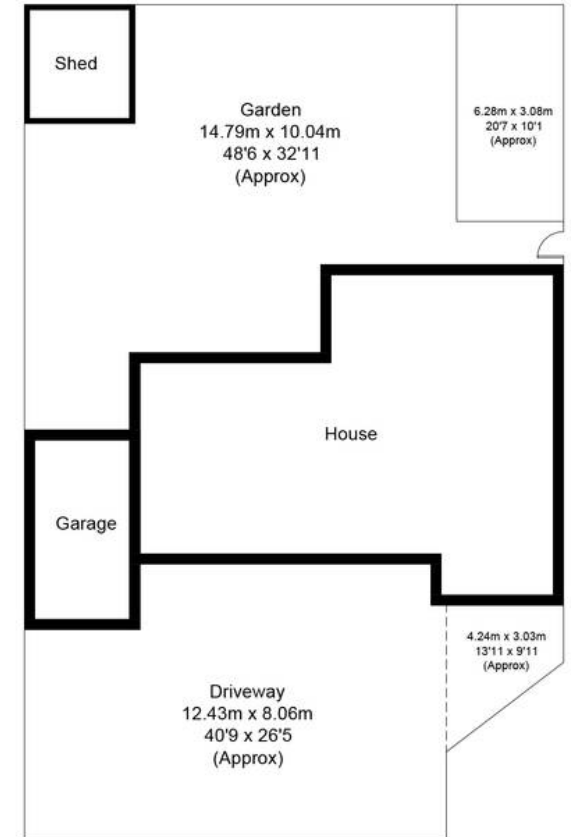
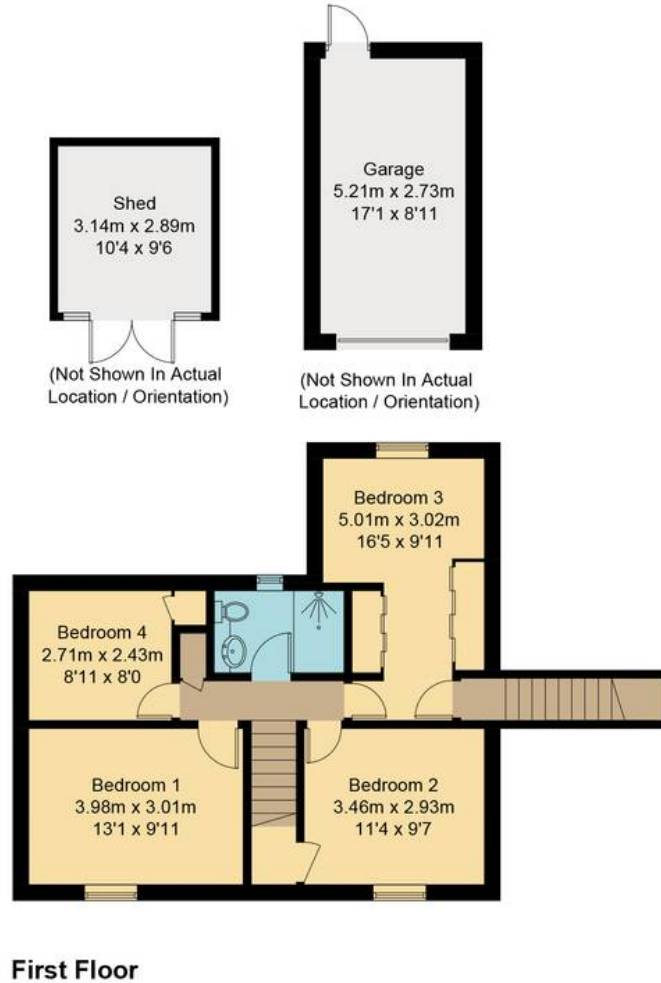
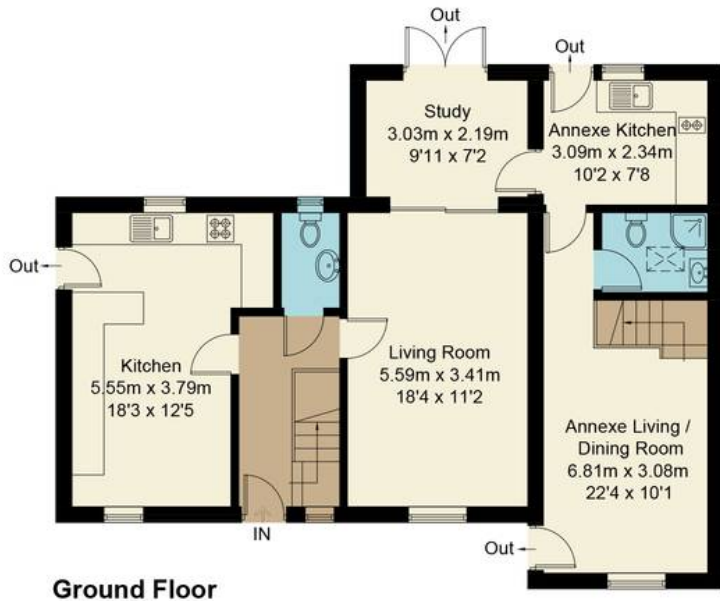






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Approximate Gross Internal Area = 145.4 sq m / 1565 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 160.0 sq m / 1722 sq ft
Shed = 9.1 sq m / 98 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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