



56 Gainsborough Green, Abingdon OX14 5JN



56 Gainsborough Green

Large and superbly presented family home well situated to offer easy pedestrian access to nearby amenities including good schooling, with many features including delightful separate front living room

Location

Gainsborough Green is well-situated within this popular development and offers easy pedestrian access to nearby amenities and a short drive to the A34 leading to many important destinations north and south, including Oxford city (circa. 6 miles). For commuters, Didcot mainline railway station (circa. 8 miles) offers a quick route to London Paddington.

Bedrooms: 3

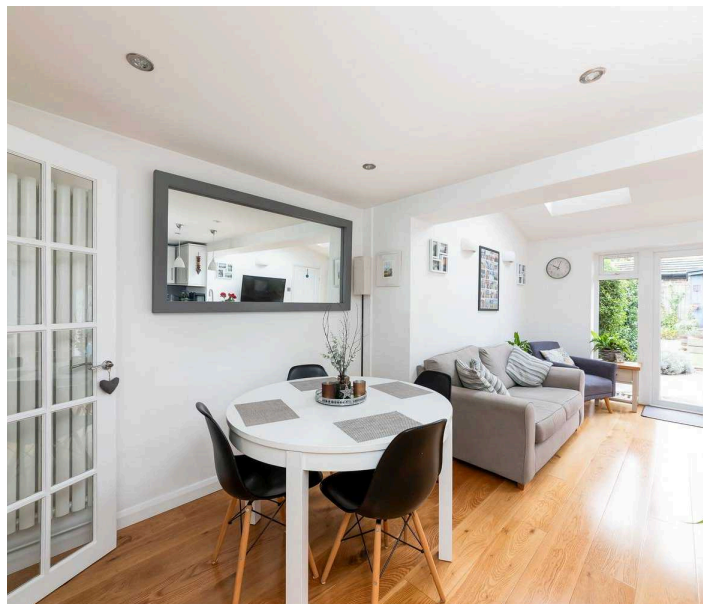
Bathrooms: 1

Reception Rooms: 2

Council Tax Band: C

Tenure: Freehold

EPC: C





Key Features

- Inviting entrance hall with engineered oakwood flooring (extending through many of the ground floor areas) with several useful storage cupboards and delightful separate front living room and attractive feature fireplace
- Stunning substantially extended lifestyle room comprising of stylishly refitted kitchen open plan to very flexible dining/family areas with part vaulted ceiling, oak engineered flooring and double doors to attractive rear gardens, complemented by matching separate utility room/cloakroom.
- Three spacious first floor bedrooms (all benefitting from built-in/fitted wardrobe cupboards) complemented by stylishly refitted bathroom with contemporary white suite
- PVC double glazed windows and mains gas radiator central heating
- Front gardens providing hard standing parking facilities for several vehicles
- Attractive landscaped south west facing rear gardens featuring extensive patio complemented by raised beds, garden store and delightful summerhouse/ garden studio - the whole enclosed by shrubbery and fencing











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Approximate Gross Internal Area = 97.10 sq m / 1045 sq ft

Garden Studio = 4.90 sq m / 53 sq ft

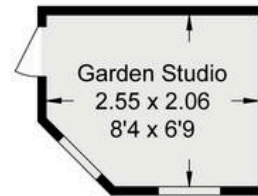
Shed = 4.50 sq m / 48 sq ft

Total = 106.50 sq m / 1146 sq ft

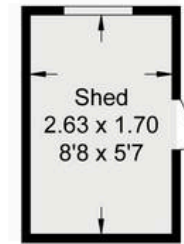
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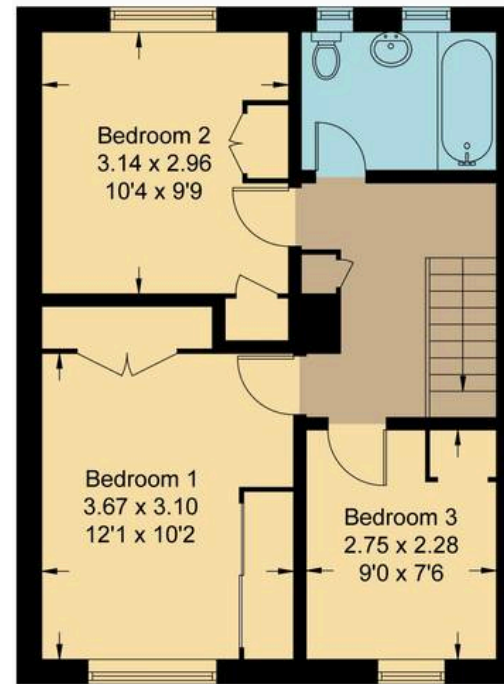
Ground Floor



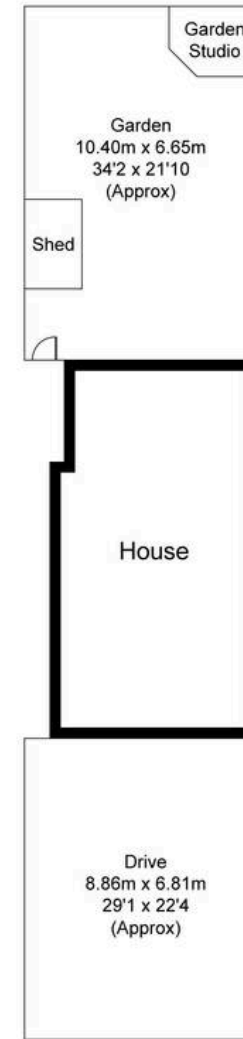
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(Not Shown In Actual Location / Orientation)



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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