



25 Loddon Close, Abingdon OX14 3TB



25 Loddon Close

Self contained annex facilities feature with this substantially extended five/six bedroom detached family home offering very flexible accommodation over two floors

Location

Loddon Close is a highly sought after cul-de-sac, comprising of predominantly substantial three and four bedroom detached family homes providing a very pleasant overall setting. There is easy pedestrian access to a wide range of local amenities including the sought after Rush Common Primary School and Fitzharrys Secondary School. There is a quick vehicular route onto the A34 leading to many important destinations both north and south and Radley railway station is only a short drive, ideal for commuters.

Bedrooms: 6

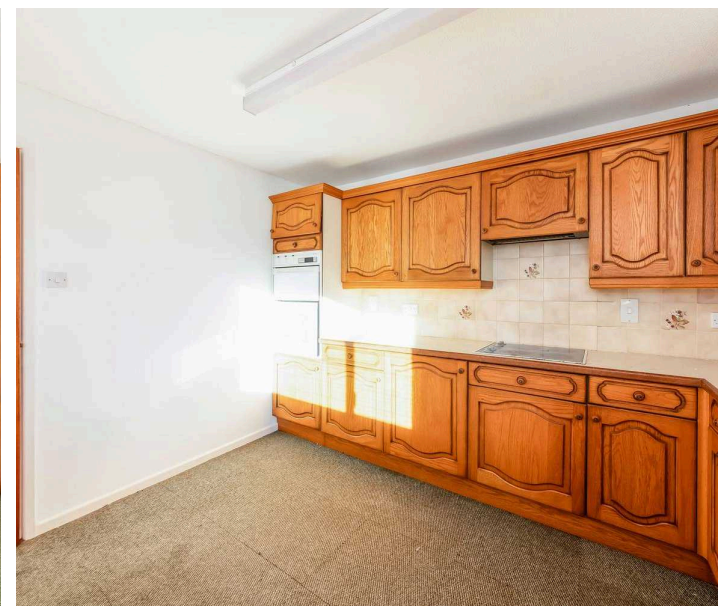
Bathrooms: 2

Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: D





25 Loddon Close

- Entrance hall leading to cloakroom and impressive 18' double aspect living room
- Recently refitted kitchen complemented by adjoining separate dining room (easily combined to create large open plan kitchen/dining room) overlooking the rear gardens
- Second kitchen (formerly part of the independent annex) which can also be used as large separate utility room
- Two separate staircases leading to potentially six first floor bedrooms (one with en-suite facilities) complemented by family bathroom
- The property was originally extended to create a four bedroom family home combined with a self contained annex
- Mains gas radiator central heating, double glazed windows and the property will be sold with no ongoing chain
- Front gardens providing hard standing parking facilities leading to the longer than average integral garage
- Enclosed rear gardens incorporating patio and lawn - enclosed by fencing











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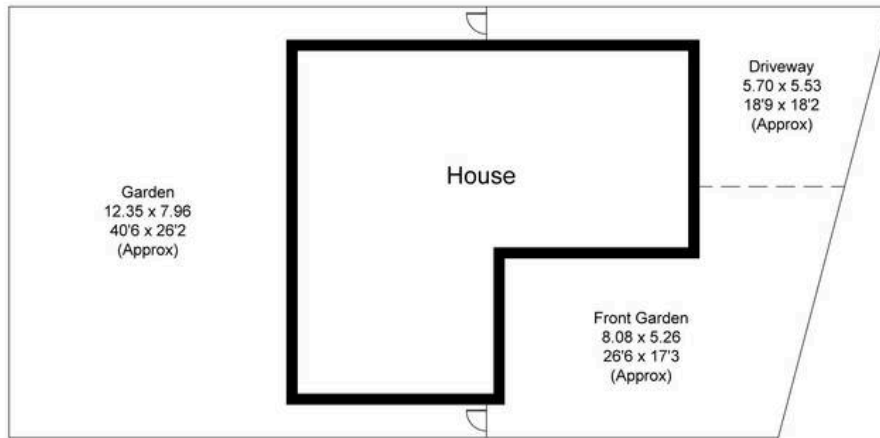
Loddon Close, OX14

Approximate Gross Internal Area = 155.20 sq m / 1671 sq ft

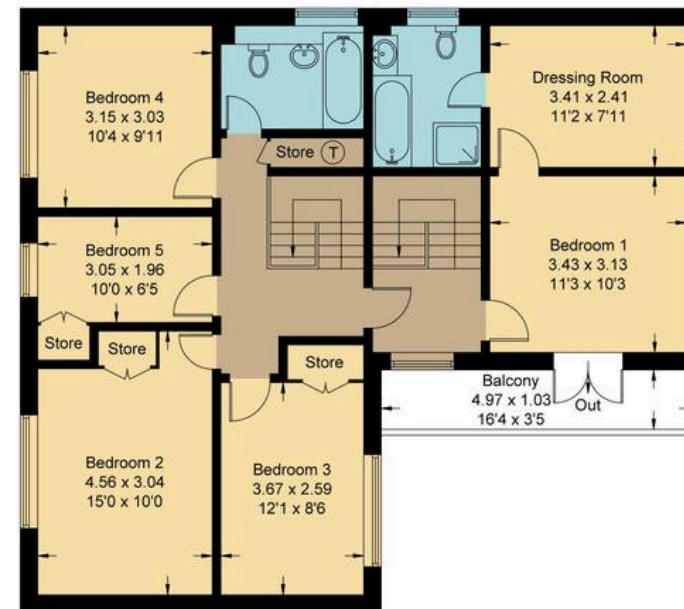
Garage = 17.40 sq m / 187 sq ft

Total = 172.60 sq m / 1858 sq ft

For identification only - Not to scale



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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