



16 Rookery Close, Shippon OX13 6LY



16 Rookery Close

Substantially extended detached family home well situated on the edge of this very popular village. The property requires modernisation and benefits from a family room overlooking the rear gardens.

Location

Rookery Close is a small, popular development comprising of predominantly three, four and five bedroom detached family homes, providing a very pleasant overall setting. The property benefits from easy access to the thriving market town of Abingdon, which offers a wide range of amenities including excellent schooling. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Abingdon town centre (circa. 1 mile), Oxford city centre (circa. 9 miles) and Radley railway station with direct links to Didcot mainline railway station with a quick route to London Paddington.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 3

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Inviting entrance hall leading to cloakroom and spacious 17' living room with central fireplace
- Inner dining room leading through extended family room with double glazed patio doors leading to the rear gardens, partly open plan to kitchen with spacious separate utility room
- First floor landing leading to large 16' main bedroom and two further spacious bedrooms complemented by family shower room
- Hard standing parking facilities to the front aspect leading to attached garage
- Large and attractive west facing rear gardens featuring and extensive lawn - the whole enclosed by trees, shrubbery and fencing
- Excellent potential to further extend the existing accommodation and the property is sold with the certainty of no ongoing chain











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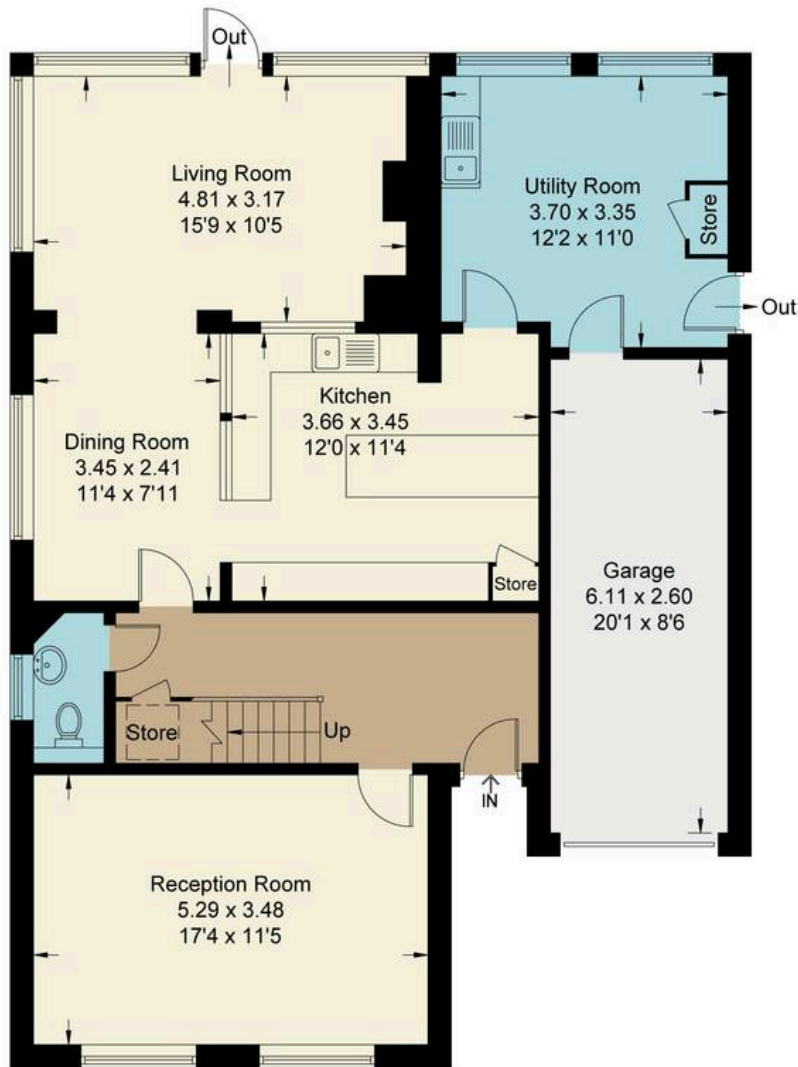
Rookery Close, OX13

Approximate Gross Internal Area = 133.30 sq m / 1435 sq ft

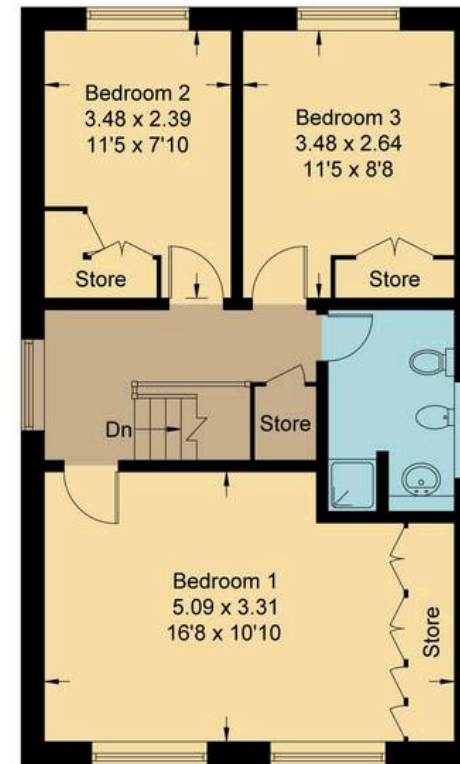
Garage = 15.90 sq m / 171 sq ft

Total = 149.20 sq m / 1606 sq ft

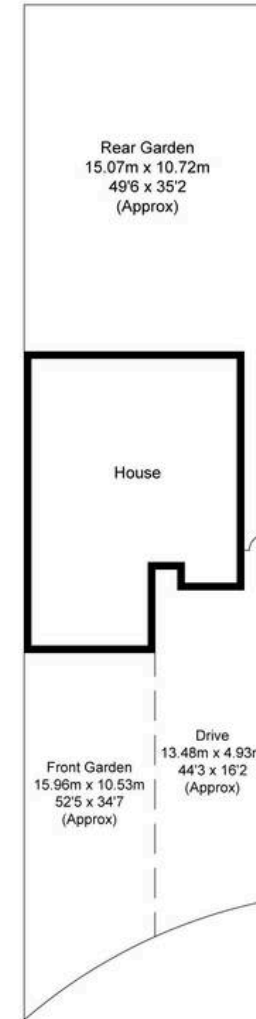
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Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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