



58 Ballard Chase, Abingdon OX14 1XQ

# 58 Ballard Chase

Attractive design of modern four-bedroom detached family home, while situated close to many nearby amenities including excellent schooling, sold with no ongoing chain.

58 Ballard Chase is situated in a very pleasant position within this sought after North Abingdon location offering easy pedestrian access to many nearby amenities including a doctor's surgery and is within the catchment area for the Dunmore and Long Furlong primary schools and for older children Fitzharrys secondary school. There is a quick route onto the A34 leading to many important destinations north and south and useful distances include Oxford city (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railway station to London Paddington (circa. 8 miles), ideal for commuters.

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: C



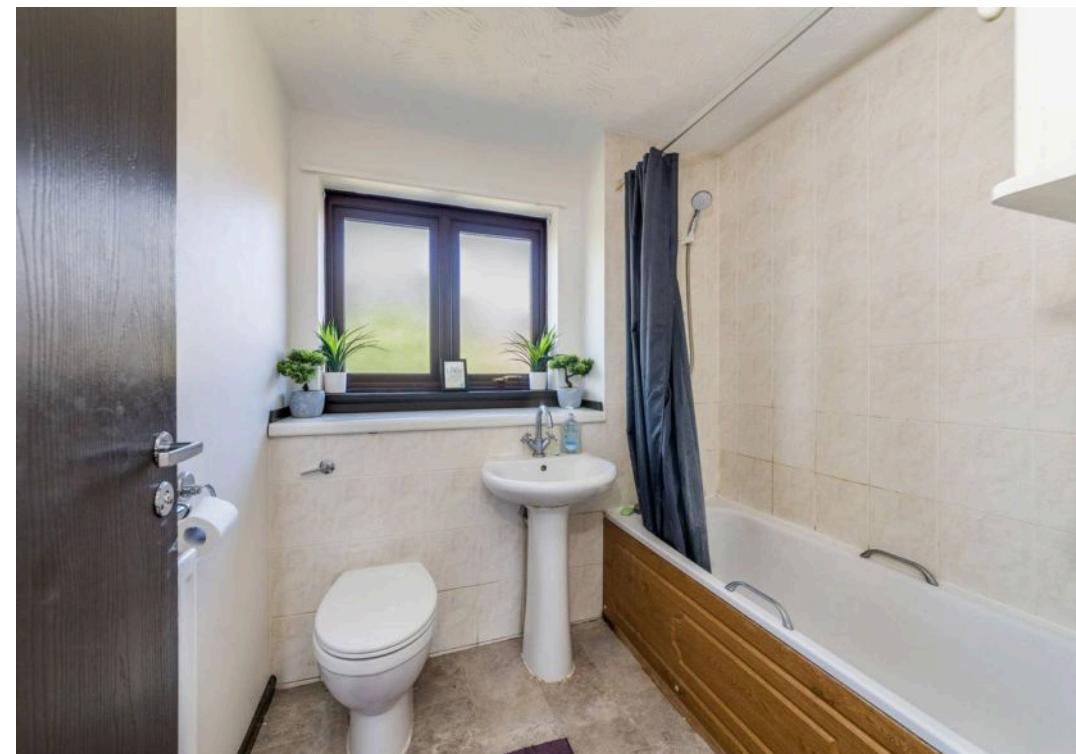


## Key Features

---

- Entrance hall leading to ground floor cloakroom
- Spacious front living room featuring oak engineered flooring (extending throughout several of the ground floor rooms) with double doors to dining room
- Dining room benefiting from double glazed sliding patio doors leading to rear gardens
- Stylishly refitted and well equipped kitchen complemented by matching separate utility room which benefits from personal doors to both rear gardens and the garage
- Impressive master suite including double bedroom with dressing area, built-in wardrobe cupboards and en-suite shower room with white suite
- Three further spacious first floor bedrooms (two benefiting from built-in wardrobe cupboards) complemented by family bathroom with white suite
- Replacement PVCu double glazed windows, mains gas radiator central heating (recently replaced efficient condensing gas boiler and water tank in the loft) and the property is sold with no ongoing chain
- Front gardens providing hard standing parking facilities leading to the garage
- Rear gardens include patio and lawn, leading to raised beds - the whole surrounded by mature trees, shrubbery and fencing, affording good degrees of privacy









BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER  
ESTATE AGENT  
IN ABINGDON



Introducing the Hodsons team...  
*...trust in our experience!*

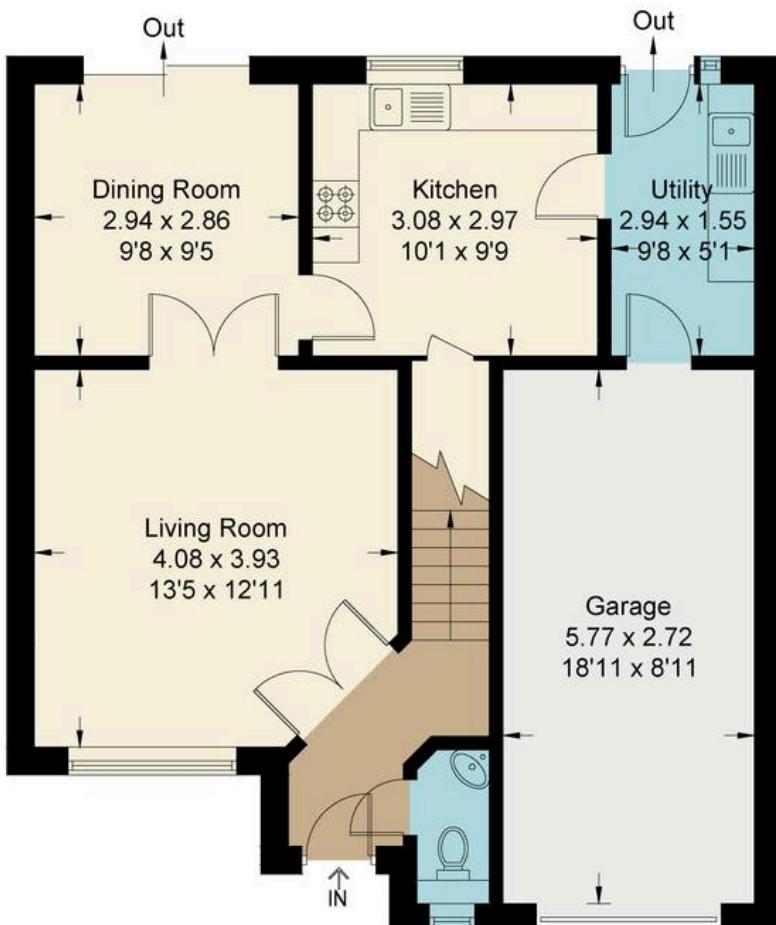
# Ballard Chase, OX14

Approximate Gross Internal Area = 102.90 sq m / 1108 sq ft

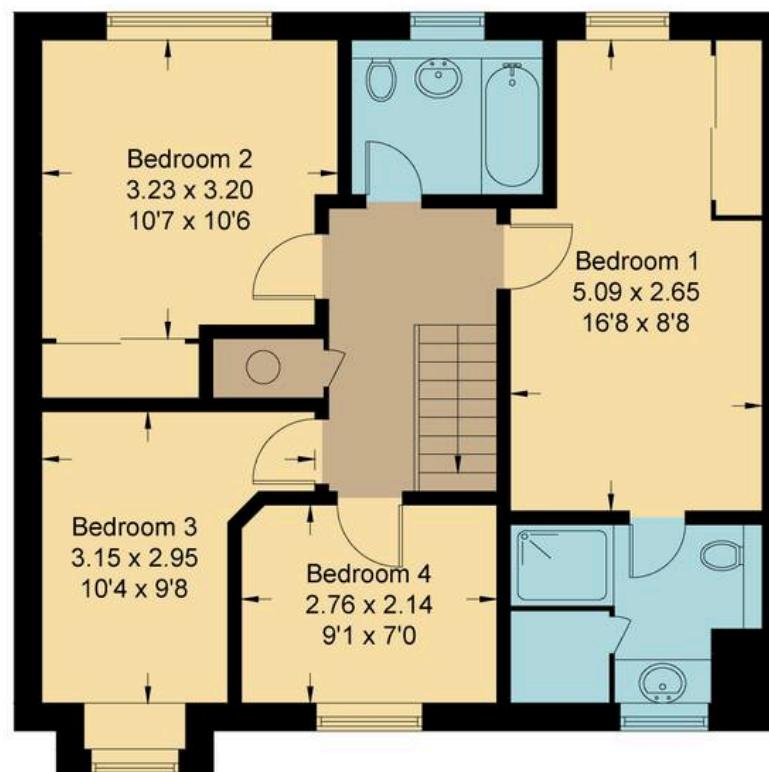
Garage = 15.70 sq m / 169 sq ft

Total = 118.6 sq m / 1277 sq ft

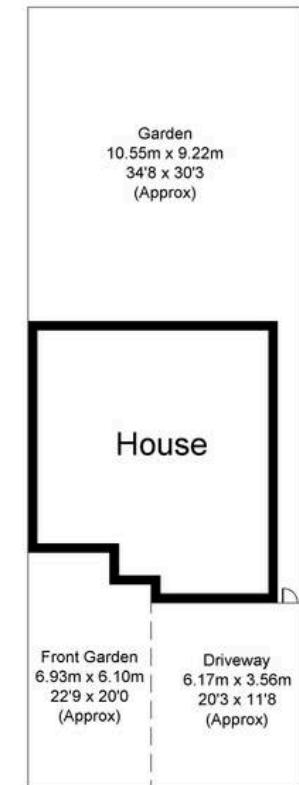
For identification only - Not to scale



**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited



**Hodsons**  
...your move, our passion  
Sales | Lettings

5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL  
T: 01235 553686  
E: abingdon@hodsons.co.uk  
www.hodsons.co.uk