



13 Otters Reach, Kennington OX1 5QL

13 Otters Reach

A superbly positioned two double bedroom home located in this highly desirable and most sought after Oxfordshire village. An ideal first time or investment purchase complete with a single garage in a nearby block.

Otters Reach is a small sought after development, well-situated within the popular village of Kennington. The property offers easy access to the village's amenities including schools, shops, church and public house. There is an excellent bus service from both Oxford city (circa. 2 miles) and nearby town of Abingdon (circa. 5 miles) and the A34 offers many road links both north and south.

Bedrooms: 2

Bathrooms: 1

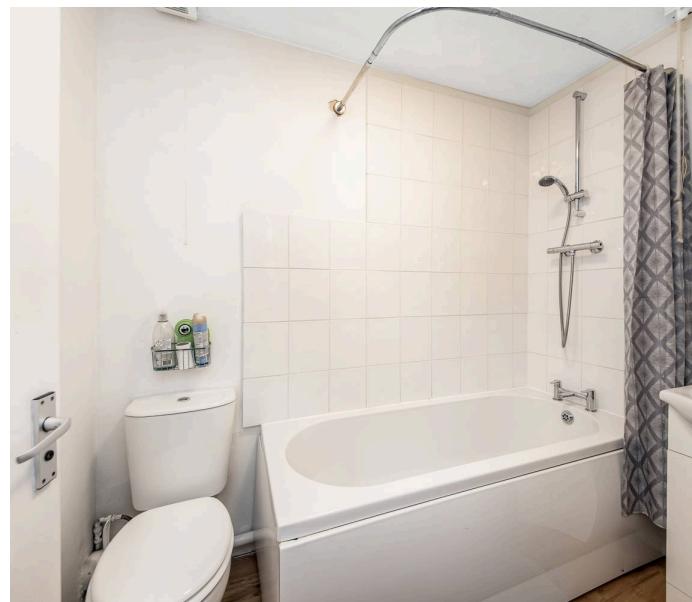
Reception Rooms: 1

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Key Features

- Mature gardens with steps down lead to the front door, through to a generous entrance hall which flows into a fitted kitchen to the front aspect
- Spacious, wonderfully light, open plan living/dining room with a feature fireplace and glazed door opening out onto the East facing rear garden.
- Striking spiral staircase rises to the first floor
- To the first floor are two double bedrooms both benefiting from built-in storage
- Family bathroom with white suite
- Externally the property benefits from a single garage in a small block nearby with up and over door. There is ample on street parking available
- Mature lawned rear garden offering good degrees of privacy



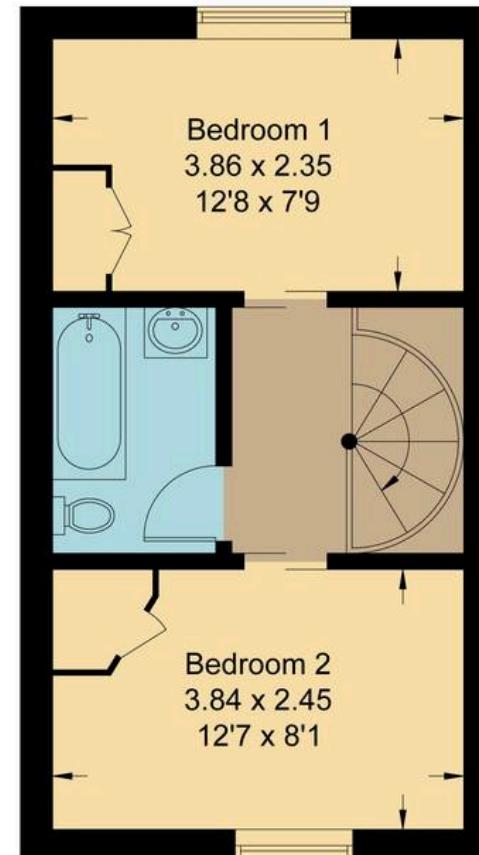
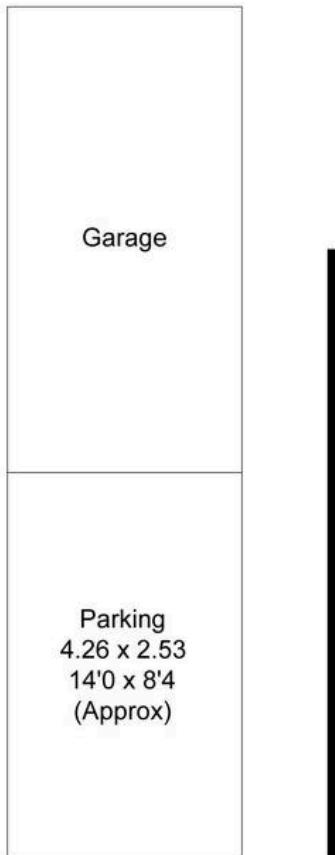
Otters Reach, OX1

Approximate Gross Internal Area = 56.40 sq m / 607 sq ft

Garage = 13.10 sq m / 141 sq ft

Total = 69.50 sq m / 748 sq ft

For identification only - Not to scale



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