



4 Rawlinson Close, Radley OX14 3GS

4 Rawlinson Close

Impressive recently built eco-friendly semi-detached house forming part of the prestigious Radley Church Farm development, offering very spacious and superbly presented accommodation complemented by attractive landscaped south-west facing rear gardens.

This property is situated towards the edge of this highly sought after development which incorporates attractive landscaped green spaces combined with dedicated walking and cycling routes providing easy access to many destinations including the village's very useful railway station and nearby bus stops. Useful distances include Abingdon (Circa 2.7 miles) and Oxford City (Circa 5.2 miles).

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Council Tax band: D

Tenure: Freehold

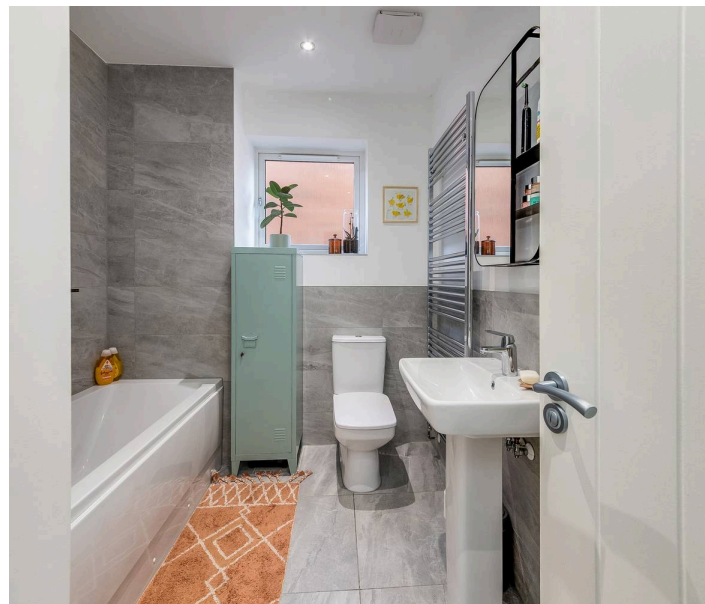
EPC Energy Efficiency Rating: A





Key Features

- Entrance hall with ceramic hard tile flooring leading to delightful spacious separate front living room featuring underfloor heating (extending throughout the ground floor) with large storage cupboard and LED lighting
- Impressive high specification kitchen featuring a stylish selection of floor and wall units complemented by many built-in electrical appliances and ceramic hard tile flooring, open plan to dining area featuring floor to ceiling windows and doors leading to south-west facing rear gardens
- Wonderful and very large main double bedroom benefiting from a large picture window and generous built in wardrobe cupboards
- Second double bedroom and bathroom with contemporary white suite complemented by matching tile surrounds and flooring
- Thermostatically efficient air source heat pump providing under floor heating to the ground floor and radiator central heating to the first floor combined with in-roof solar panels providing dramatically reduced electricity bills. Further features include PVCu double glazed windows and the remainder of the original builder's guarantee.
- Front gardens leading to block paved hard standing parking facilities for several vehicles extending to the side of the house
- Attractive south-west facing landscaped rear gardens incorporating delightful ornamental ceramic tiled patio with wooden pergola over providing sunny seating areas which in turn leads to lawn and raised beds - the whole enclosed by fencing





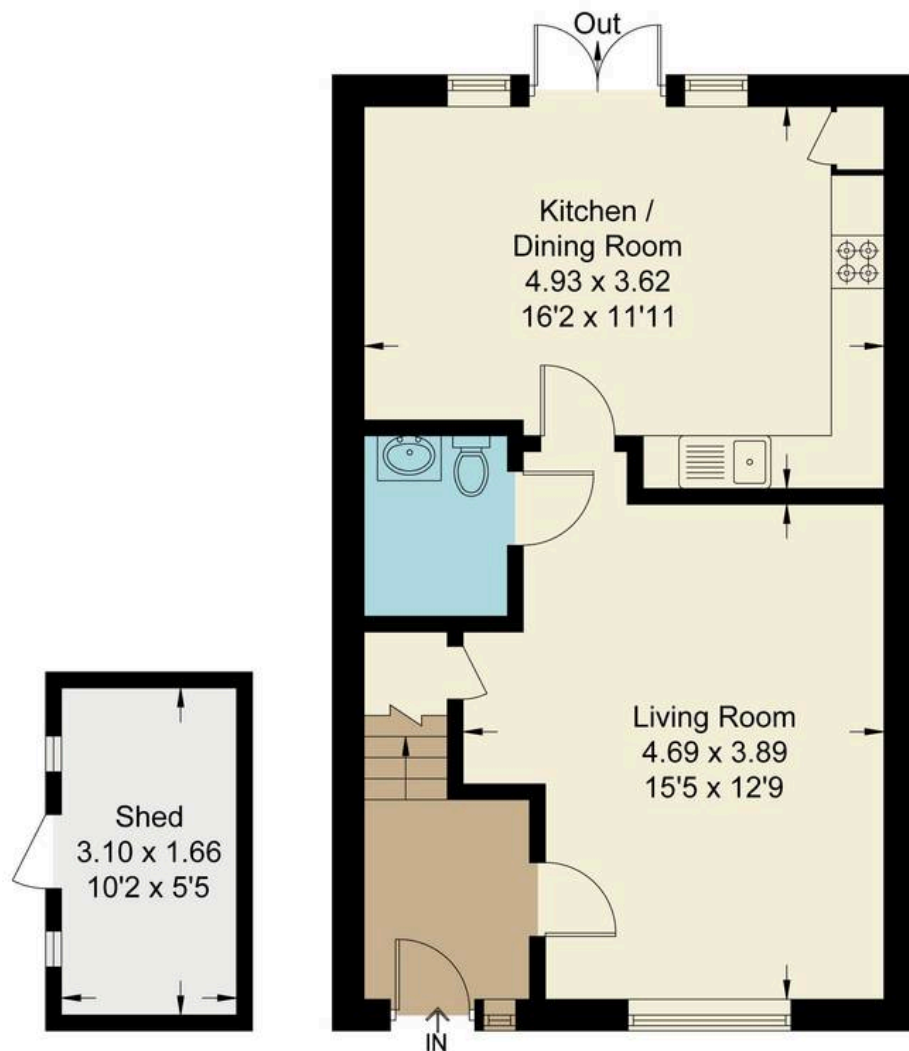
Rawlinson Close, OX14

Approximate Gross Internal Area = 83.40 sq m / 898 sq ft

Shed = 5.10 sq m / 55 sq ft

Total = 88.50 sq m / 953 sq ft

For identification only - Not to scale

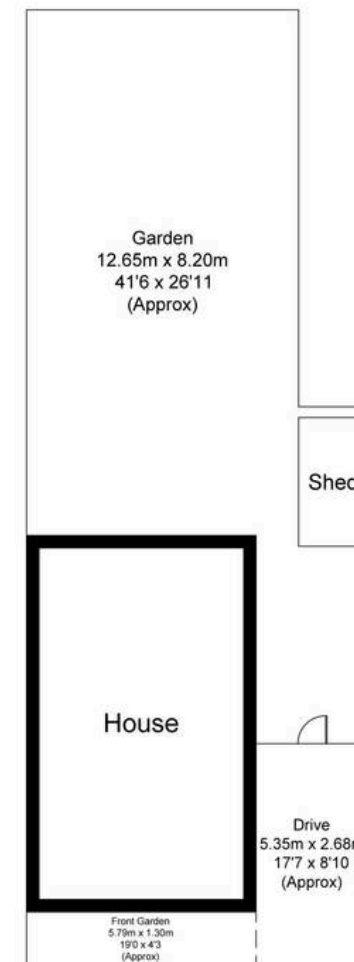


(Not Shown In Actual
Location / Orientation)

Ground Floor



First Floor



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