



**Woodcroft**  
Kennington, Oxfordshire

**Carter Jonas**



## 14 WOODCROFT KENNINGTON OX1 5NH

4 bedrooms & 2 bathrooms  
contemporary kitchen/dining room  
2 further receptions  
separate utility room

### DESCRIPTION

Situated at the end of a sought after no through road in a small development of detached residential properties with views over Bagley Wood, this impressive family home has recently been updated and reconfigured to create a stylish and thoughtfully arranged living area. The original dining room and kitchen have been knocked into one and opened from the entrance hall to create a superb open plan kitchen with large island unit and dining area opening to the garden, a utility room and family room/study/studio have also been created by converting part of the garage. Completing the ground floor is the entrance hall with cloakroom and the sitting room with attractive fireplace and sliding doors giving access to the garden. At first floor level are the principal bedroom with built in wardrobes and en-suite shower room, three further bedrooms and the family bathroom.

### OUTSIDE

The house is complemented by an area of garden to the front of the house and arranged at the rear, the main garden enjoys an easterly aspect enclosed by trees, shrubbery and fencing, and comprises a terrace for alfresco dining and an area of lawn. In addition, the front of the original garage provides an excellent storage space with a driveway in front providing parking.

### LOCATION

Kennington village offers a variety of shops, a doctors' surgery, a chemist and a public house, St Swithun's Primary School and local churches. Regular buses run to Oxford and Abingdon from the village.

**A STYLISH FOUR BEDROOM DETACHED FAMILY HOME RECENTLY UPDATED OFFERING SUPERBLY PRESENTED ACCOMMODATION WITHIN THIS SMALL SELECT DEVELOPMENT CLOSE TO NEARBY AMENITIES.**





Kennington has access to the Oxford by-pass, hence the M40 at junctions 8 and 9 and the M4 at junction 13 at Newbury via the A34. Oxford and Parkway stations provide direct links to London Paddington or Marylebone for commuters and there is a local station at Radley.

Services: All mains services are connected. Gas fired central heating.

Tenure: Freehold with vacant possession on completion

Local Authority: Vale of White Horse District Council

Council Tax: Band F

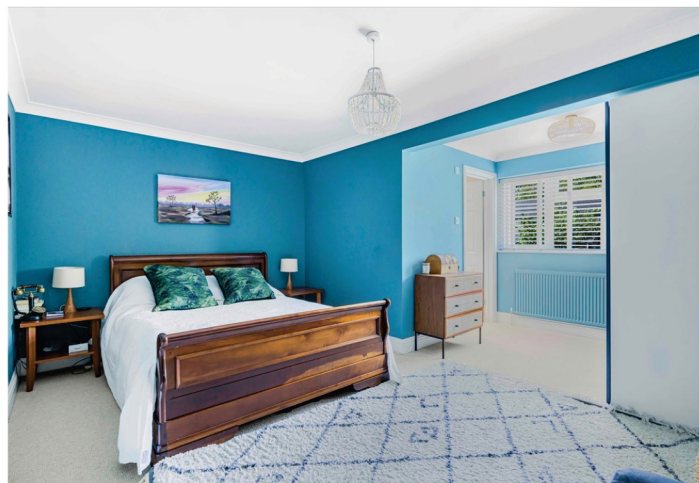
Broadband - according to Ofcom, ultrafast broadband is available.

Mobile - According to Ofcom, there is likely to be outdoor coverage across all networks and indoor coverage from one provider.

## ADDITIONAL INFORMATION

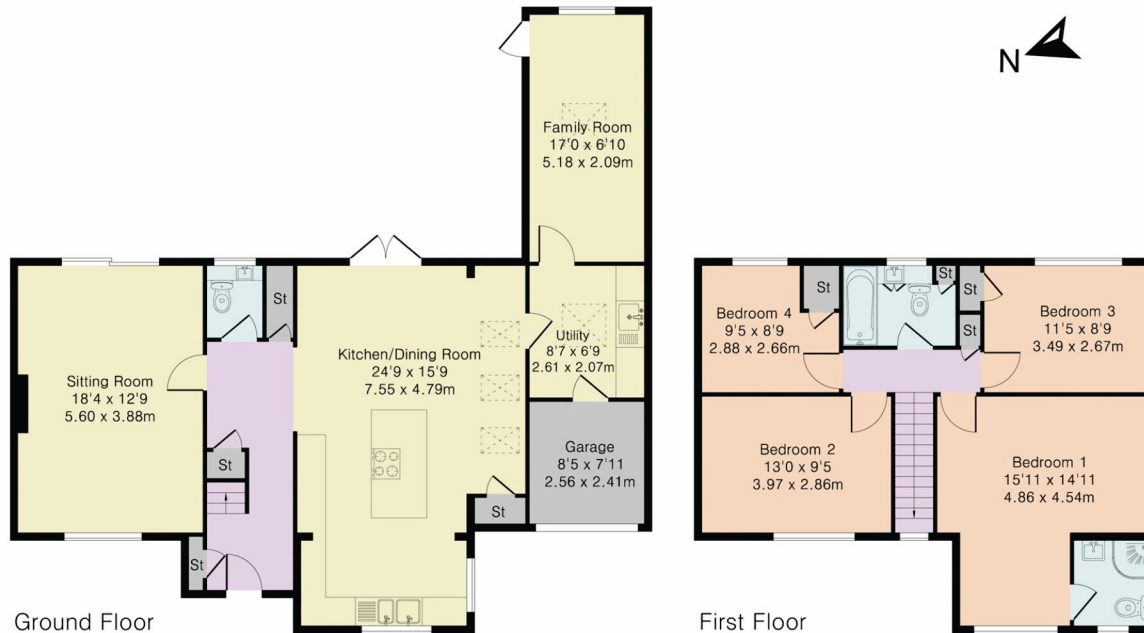
**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX1 5NH





Approximate Gross Internal Area 1675 sq ft – 155 sq m  
 Ground Floor Area 1024 sq ft – 95 sq m  
 First Floor Area 651 sq ft – 60 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Carter Jonas

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Offices throughout the UK



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