



**The Chestnuts**  
Abingdon

**Carter Jonas**

## 22 THE CHESTNUTS ABINGDON OX14 3YN

Desirable secluded location  
5 double bedrooms & 3 bathrooms  
4 reception rooms with open plan family kitchen  
Mature private garden & double garage

### DESCRIPTION

Located in a tucked away position with just two other houses within this highly regarded road in North Abingdon, this family home has five bedrooms and benefits from four reception rooms. There is a welcoming vaulted entrance hall with a galleried landing from which all the ground floor rooms lead. Double doors lead from a generously proportioned sitting room to a dining room and there is also a separate study. Running along the rear of the house is a large family kitchen with a range of units with granite work surfaces and many built in appliances. The family area leads through to a conservatory. A cloakroom and utility room complete the ground floor accommodation. The first floor has five double bedrooms, two of which have stylish refitted ensembles and a refitted bathroom serves the other three bedrooms. All bedrooms have built in wardrobes.

### OUTSIDE

The property enjoys a secluded position and has wonderful gardens which back onto Chestnut Avenue. The gardens have a wealth of plants and shrubs and a high degree of privacy. A large patio runs along the rear of the property with an expanse of lawn beyond. There is further space to one side of the property suitable for use as a vegetable patch. A double garage is set back on one side of the house allowing driveway parking in front for a number of cars.

### LOCATION

The Chestnuts is one of the most desirable roads in North Abingdon, located off the Radley Road and is an established, leafy no through-road with larger four or five bedroom detached homes.

**A SUBSTANTIAL FIVE BEDROOM DETACHED HOUSE SITUATED IN THIS SOUGHT AFTER NORTH ABINGDON LOCATION.**



There is easy access to nearby Radley Village which provides a railway connection connecting northbound to Oxford and southbound to Didcot Parkway which in turn provides a main line connection to London Paddington in approximately 37 minutes. Buses to Oxford stop on the Radley road, a short distance from the property. Abingdon is a thriving Thames side market town providing excellent shopping, schooling and recreational facilities.

#### FURTHER INFORMATION

All mains services are connected with gas central heating.  
Tenure: Freehold.  
Council Tax Band: G  
EPC Rating:  
Mobile and broadband coverage can be checked at [checker.ofcom.org](http://checker.ofcom.org)

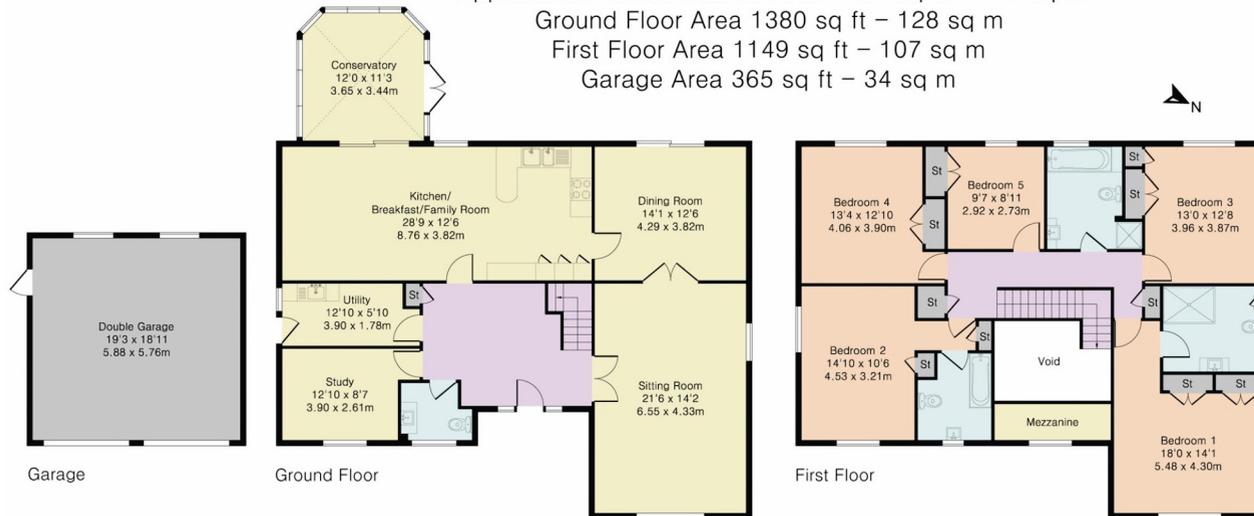
## ADDITIONAL INFORMATION

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

**Directions:** OX14 3YN



Approximate Gross Internal Area 2894 sq ft – 269 sq m  
 Ground Floor Area 1380 sq ft – 128 sq m  
 First Floor Area 1149 sq ft – 107 sq m  
 Garage Area 365 sq ft – 34 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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