



2 CURMORE, RADLEY ABINGDON OXFORDSHIRE OX14 2AZ

Convenient for Radley station & bus service to Abingdon/Oxford · 21' kitchen/dining room · French doors to west-facing garden · Ensuite to all 3 double bedrooms · Luxury vinyl flooring · Garage & parking

DESCRIPTION

This beautifully presented home is located in a cul de sac of just 5 houses and combines a refined traditional exterior with a stylish, well appointed interior, offering generous proportions, high ceilings and a layout perfectly suited to modern family living.

At the heart of the property lies an impressive 21 ft kitchen/dining room, with a range of base and wall cupboards, finished with black granite work surfaces and integrated appliances. French doors open directly onto the west facing rear garden, creating a seamless connection between inside and out.

A separate utility room provides additional practicality with a door giving access to the side of the property. The sitting room is enhanced by a deep bay window overlooking the front, while a cloakroom and integrated garage complete the ground floor.

Upstairs, the accommodation is thoughtfully arranged with three generous double bedrooms, each benefitting from its own ensuite. The principal suite features a bay window, a walkthrough dressing area which leads through to a stylishly fitted ensuite bathroom. Bedrooms two and three are comfortable doubles and both have ensuites.

Externally, there is a double width driveway leading to a single integral garage and an area of lawn to the front. The rear garden is west facing, mainly lawned and enclosed by fencing.

LOCATION

The property is ideally located in the popular village of Radley which offers excellent connectivity; Radley station is nearby providing fast services to Oxford in approximately 6 mins and London Paddington in around an hour.

A WELL APPOINTED THREE BEDROOM, THREE BATHROOM DETACHED HOUSE IN A CUL DE SAC OF JUST 5 HOUSES, CONVENIENTLY LOCATED IN RADLEY, MID WAY BETWEEN ABINGDON AND OXFORD. NO ONWARD CHAIN



The A34 is easily accessible, making Abingdon, Oxford and the wider region readily available. A regular bus service also connects Radley to both Abingdon and Oxford. Radley is well known for its strong community spirit and excellent local amenities, including a community-run village shop, the Bowyer Arms public house and a highly regarded primary school. The surrounding area offers exceptional opportunities for outdoor pursuits, with the Thames Path and Radley Lakes close by, while Radley College provides access to outstanding sporting facilities.

FURTHER INFORMATION

Tenure: Freehold

Services: Mains gas, electricity, water and drainage

Heating: Gas central heating

Parking: Private driveway and garage

Internet & Mobile Further information on availability and speeds can be found at checker.ofcom.org.uk.

EPC rating: B

Council Tax Band: F

ADDITIONAL INFORMATION

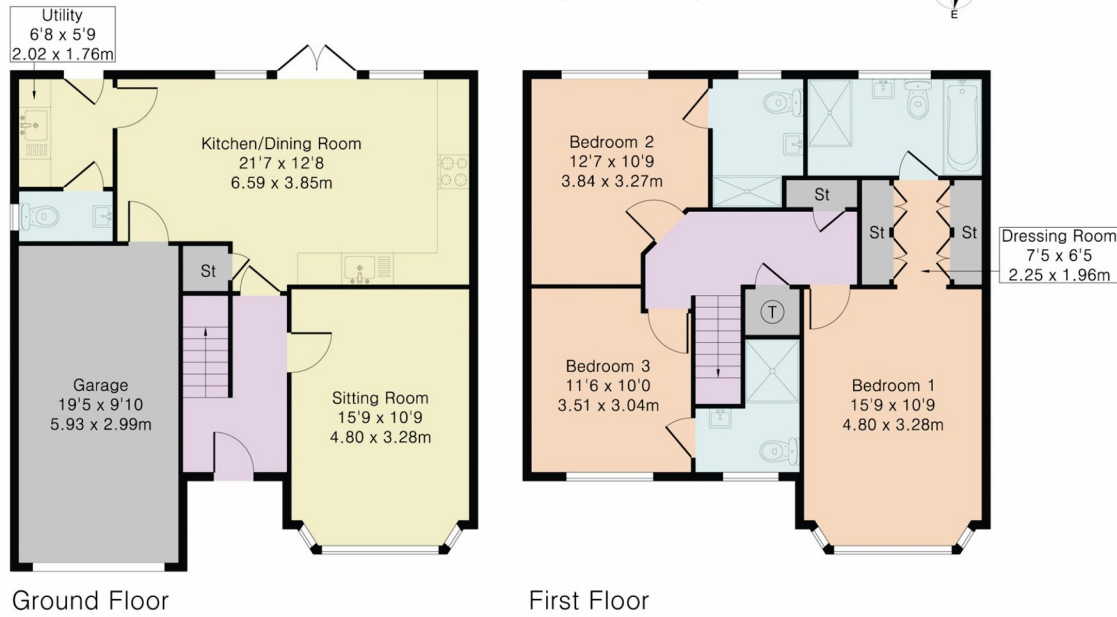
Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX14 2AZ

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Approximate Gross Internal Area 1481 sq ft – 137 sq m
 Ground Floor Area 768 sq ft – 71 sq m
 First Floor Area 713 sq ft – 66 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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