

THE  
AVENUE

KENNINGTON

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savills

# WELCOME

## A verdant village scheme of just four private homes in generous grounds

An attractive, small and private scheme comprising a pair of brand new semi-detached homes, constructed sympathetically with decorative brick and contrasting render, beneath clay roof tiles, and with composite front doors and traditional windows. The homes offer spacious three bedroom accommodation over two floors. The living room will be the heart of the homes, with the kitchen and sitting room being connected by an impressive dining area with glazed roof, bouncing light into all corners of the room.

Externally, the homes are set back from the road with two parking spaces per house. With patios to both the sides and rear for outdoor dining, each home also enjoys notably long rear gardens laid to lawn.

Set back from the road in a leafy and secluded position, on the edge of this highly appealing village location just three miles from Oxford.

# LOCATION

Kennington is a thriving village community, with many long established clubs and societies.

Amenities include a Co-op store, post office, chemist, health centre, a family friendly pub restaurant, Indian restaurant and fish and chip take away. The large village centre comprises hall with stage, meeting rooms and Oxfordshire County Council library playing fields, as well as two active churches.

There is plenty on offer for those who enjoy outdoor pursuits, with a public footpath immediately behind the homes leading to Sandford on Thames, its lock and idyllic River Thames towpath walks just a mile away. In addition the Bagley Wood is a short stroll away, with many tracks and trails from which to enjoy the five hundred acre ancient woodland.

There is a useful and frequent bus services (route 35 to Oxford and Abingdon at approximately 20 minute frequency) on Kennington Road.

St Swithuns Primary School and the village centre is less than half a mile away. Matthew Arnold secondary school is just 4 miles distant. The property is also well situated for and within easy distance of the many private schools in Oxford and Abingdon including Radley College and just 15 miles from Chandlings Prep School. Excellent access to the A34 and Oxford ring road is available, connecting to the M40 and M4 motorways.



187 The Avenue, Kennington, Oxford, OX1 5RN

0.5 MILES

St Swithuns Primary School & Village Centre

0.6 MILES

Bagley Wood

1 MILE

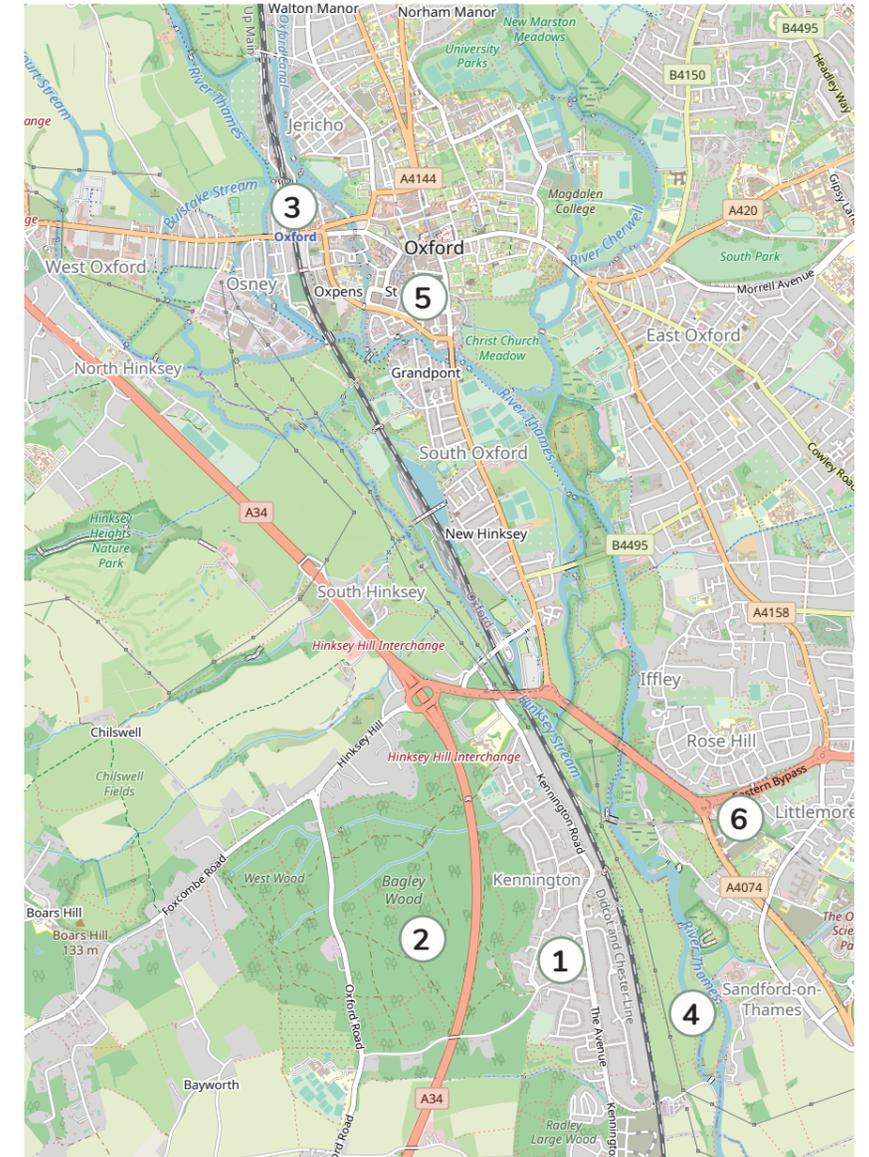
Sandford on Thames & River Thames Towpath

3 MILES

Oxford City & Railway Station

## Key

- 1 The Avenue
- 2 Bagley Wood
- 3 Oxford City Railway Station
- 4 Sandford Lock
- 5 Westgate Shopping Centre
- 6 Sainsburys Heyford Hill



# THE DEVELOPMENT



# PLOTS 1 & 3

## Alder & Cedar

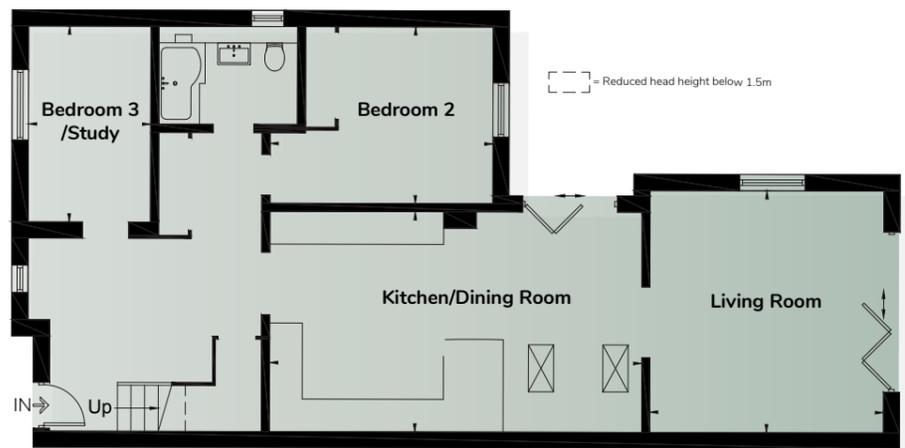
1387 Sq Ft / 128.9 Sq m



# PLOTS 2 & 4

## Beech & Willow

1517 Sq Ft / 140.9 Sq m



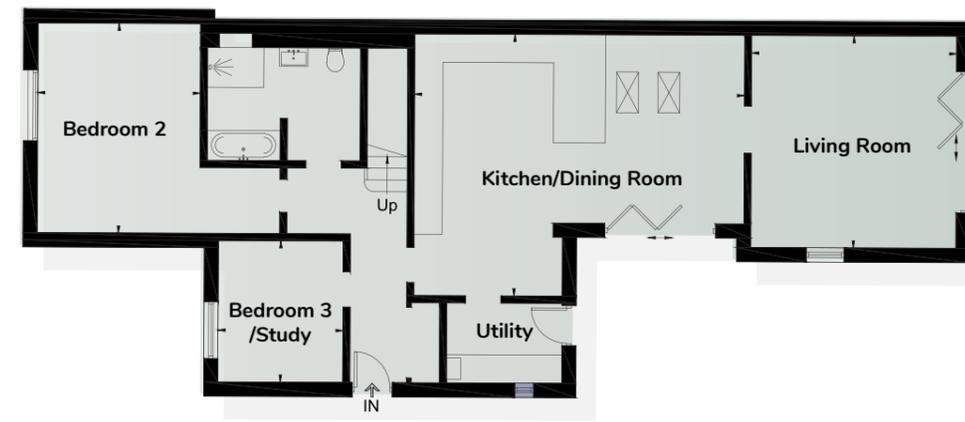
Ground Floor



First Floor

Kitchen/Dining	6.87m x 4.04m (22'6" x 13'3")
Living Room	4.46m x 4.31m (14'8" x 14'2")
Study	3.51m x 2.27m (11'6" x 7'5")
Bedroom 2	4.09m x 3.25m (13'5" x 10'9")

Bedroom 1	5.04m x 3.59m (16'6" x 11'9")
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Ground Floor



First Floor

Kitchen/Dining	7.02m x 5.53m (23'0" x 18'2")
Living Room	4.48m x 4.36m (14'8" x 14'4")
Study	3.00m x 2.67m (9'10" x 8'9")
Bedroom 2	4.44m x 3.46m (14'7" x 11'4")

Bedroom 1	5.06m x 3.64m (16'7" x 11'11")
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# SPECIFICATION



## INTERNAL

- Underfloor heating to ground floor; radiators to first floor
- Stylish kitchen with quartz worktop & oak breakfast bar
- Integrated appliances: 70/30 fridge freezer, oven, combination microwave, warming drawer, dishwasher, induction hob & downdraft extractor
- Pocket doors separating dining room and sitting room
- Master ensuite bedroom to first floor
- Bathroom to ground floor (Beech & Willow with separate shower)
- Loft ladder and light
- 10 year ICW Warranty

## EXTERNAL

- Two allocated parking spaces to each home
- Long, private rear gardens laid to turf and with sandstone patio





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