



# Immaculate family home in sought after private road

**Gatehouse, 12 Picklers Hill, Abingdon, Oxfordshire OX14 2BA**

Freehold

**savills**



Kitchen/dining/living room • sitting room  
• family room • boot room • utility room • cloakroom  
• principal bedroom with en suite • 5 further double bedrooms • 2 family bathrooms • garage • shed • large south westerly enclosed gardens

### Distances

Central Abingdon 1 mile,  
Oxford 7 miles, Didcot Parkway  
(London Paddington from  
42 mins) 8 miles, Oxford  
Parkway (London Marylebone  
from 55 mins) 11 miles, Central  
London 59 miles  
(Distances are approximate)

### Directions

From Oxford take the A34  
South. Exit onto the A4183  
towards Radley Road and the  
Science Park. Turn left onto  
Oxford Road towards  
Abingdon. After 0.5 miles take  
the 2nd exit continuing on  
Oxford Road. After 0.5 miles  
turn right onto Picklers Hill.  
Gatehouse is on the left after a  
short distance.

### Situation

Gatehouse is situated on a  
sought after, private no-  
through road. The property is  
ideally located for the A34,  
Oxford, Didcot, London.  
Picklers Hill is within a mile of  
Abingdon's historic Thameside  
centre with everyday shopping  
requirements served by two  
large supermarkets, weekly  
market and monthly farmers  
market. Sporting facilities are  
excellent with the Leisure  
Centre offering a full range of  
sporting activities. Tilsley Park  
has a UK Athletics A Grade  
track and field facility and two  
full sized artificial hockey and  
football pitches. There is also a

rugby club, rowing club, open  
air swimming pool and nearby  
popular local pub.

### Description

Originally built in the 1950's,  
Gatehouse was considerably  
extended in 2010 and is now an  
immaculate and contemporary  
home with spacious, well  
thought out accommodation. It  
has been rewired, replumbed  
and reroofed with thought to  
the practicalities of everyday  
family living. The entrance hall,  
at the heart of the house has all  
rooms leading off with an oak  
staircase opening to the first  
floor.

The property is double  
glazed throughout with oak  
flooring to all rooms apart from  
the kitchen and bathrooms  
which are tiled. There is  
underfloor heating to the  
kitchen, utility room, boot room  
and all bathrooms. All  
sanitaryware is contemporary  
and wall hung.

The kitchen is of particular  
note with its French and bifold  
doors, sleek John Lewis of  
Hungerford units with Miele  
appliances (5 burner gas hob,  
steam oven, main oven,  
warming drawer and  
dishwasher), stone worktops,  
large central island and  
breakfast bar. The dining area  
looks out onto the garden as  
does the generously  
proportioned living end of the  
kitchen.



The sitting room with its wood burning stove and family room are also directly off the hallway.

The principal bedroom has an en suite with large shower and wall of fitted wardrobes. Four further bedrooms are fitted with wardrobes with the 6th bedroom presently used as a study.

**Outside.**

The property sits back off a private no through road. The gravel drive offers ample parking and is flanked by lawn and mature beech hedging. The large south west facing garden is mostly laid to lawn and enclosed with a large terrace and wooden shed.

**Tenure**

Freehold with vacant possession on completion

**Services**

All mains services are connected  
Gas central heating

**Local Authority**

Vale of the White Horse  
Council tax band G

**Date Code**

Photographs taken and brochure prepared January 2021

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

**Viewing**

Strictly by appointment with Savills Summertown office 01865 339700

**Fixtures and fittings**

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills





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**Approximate Area** 259.2 sq m / 2790 sq ft

**Garage** 26.0 sq m / 280 sq ft

**Total** 285.2 sq m / 3070 sq ft

**Including Limited Use Area** (1.0 sq m / 11 sq ft)

**Charles Elsmore-Wickens**

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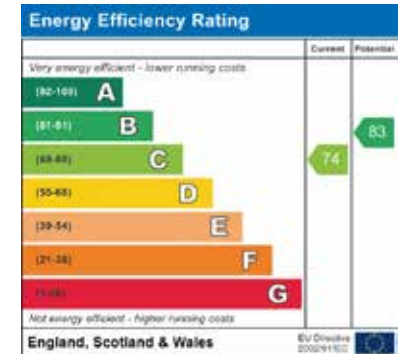
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Ground Floor



First Floor



For identification only. Not to scale. © 210105CEW

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