





3, Colley Wood, Kennington, OX1 5NF

Offers Over £550,000

A wonderfully welcoming three-bedroom detached family home nestled in a peaceful cul-de-sac, with excellent amenities and transport links to Oxford.

A pristinely presented detached three bed house with separate double garage (potential annex - power and WC in place), set in a mature & generous plot at the end of a culdesac. Kennington is a lovely village with great amenities, just a few miles from Central Oxford.

Kennington is a thriving village. Some would class it a suburb of Oxford, but not if you're a resident! It is a self-contained village with a great sense of community, and so much variety. From toddler groups to amateur dramatics to Zumba, an excellent store/ Post Office, other shops, a pub and a health centre, there's more than enough within the village for anyone. In addition it is quiet but still accessible in a few minutes to the A34 and Oxford ring road, as well as rail links at Oxford, Didcot or Oxford Parkway to name three. For families it offers probably the best mix local to Oxford of village life and affordability.

Tucked away in a peaceful residential cul-de-sac at the northern, Oxford end of Kennington, 3 Colley Wood offers a wonderfully welcoming setting for those seeking comfort, privacy and convenience. This three bedroom detached bungalow sits on an enviable plot and benefits from a double garage and plentiful parking, creating an inviting home with plenty of space both inside and out.



A brick paved driveway creates a great first impression, with the double garage conveniently positioned to the left with a useful side access to the garden alongside. The entrance to the bungalow is set to the right, framed with a neat brick border that continues around the attractive front lawn, while pretty planters filled with flowers add a welcoming splash of colour.

Step into the porch way, complete with a small closet ideal for hanging coats, before continuing through a further door into the hallway, where engineered wooden flooring creates a warm practical first impression. To the right is a bright kitchen, nicely fitted with modern white units, a range style oven and space for a small dining table. The kitchen has been thoughtfully extended to create a lovely seating area, with French doors opening directly onto the garden and providing plenty of natural light.

Returning to the hallway, the next door on the right opens into a bright and inviting living room. Bathed in natural light, this comfortable dual-aspect space offers a welcoming setting in with to relax, complemented by a modern wall-mounted electric fire that provides an attractive focal point.

The property has three well-proportioned bedrooms, offering excellent flexibility for modern living. The exceptionally spacious main bedroom has been thoughtfully reimagined as a bright and airy day room, providing the perfect environment for entertaining visiting family. The French doors open directly onto the garden with a private patio area that serves as an idyllic spot for your morning coffee. This room can easily be transitioned back into a bedroom where you can enjoy uninterrupted views of the garden from the comfort of your bed.

The clean, bright and contemporary bathroom is designed with both style and functionality in mind. It features a bath, with shower head, shower cubical in the corner and vanity units.



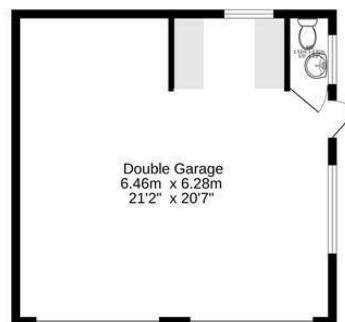
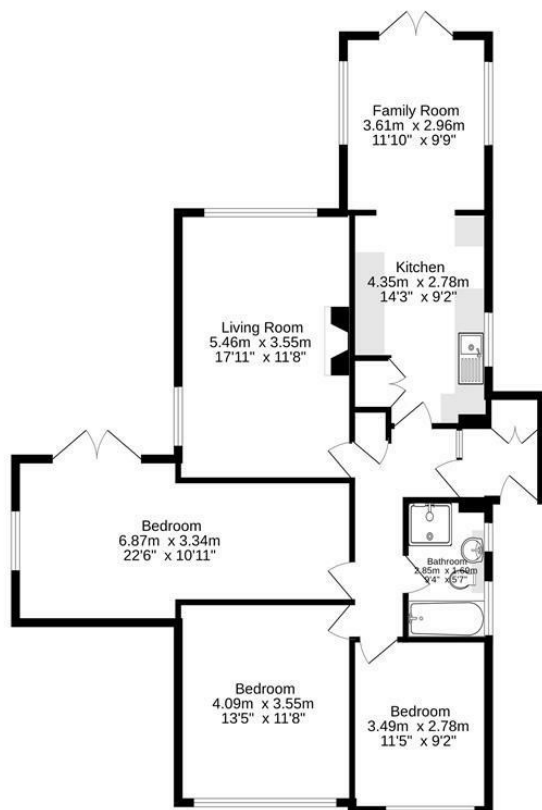


The beautifully landscaped, south-facing rear garden is designed offers a delightful, low maintenance escape. Raised beds with a vibrant selection of mature shrubs and flowers that provide excellent privacy and all year round colour. From here, shallow steps lead up to a small lawn area and elevated sheltered seating area next to the sun room creating an ideal layout for outdoor dining and relaxation. for easy, low maintenance enjoyment. Running along the eastern side of the property is a practical utility area with a useful shed and convenient access to the double garage and driveway.



Ground Floor
99.8 sq.m. (1074 sq.ft.) approx.

Outbuildings
40.5 sq.m. (436 sq.ft.) approx.



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TOTAL FLOOR AREA: 140.3 sq.m. (1511 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information QR code:



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

Mains water, electricity, gas CH
Vale of White Horse DC
Council tax band E
£3,132.36 p.a. 2026/27
Freehold

- Prime village location
- Ample driveway
- Dual-aspect living room
- Quiet cul-de-sac setting
- Detached double garage
- Versatile main bedroom
- Detached three-bedroom bungalow
- Extended dining kitchen
- South-facing rear garden

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

To discuss this property or to arrange a viewing please call, or drop us a line
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