



2b Elm Tree Walk
Shippon, Abingdon,
Oxfordshire OX13 6LZ

GREEN & CO

THOMAS
MERRIFIELD
SALES LETTINGS

Meticulously designed and constructed by prestige local developer Cranbourne Homes this substantial, luxurious five bedroom detached residence in landscaped gardens with gated approach. Built in stone and offering extensive accommodation over three floors with state of the art features including sprinkler system throughout the main house and security alarm system. In the highly sought after village of Shippon, just 1.5 miles to the west of Abingdon town centre and within walking distance of Abingdon School, St Helen & St Katharine and The Manor Prep School. The property also features a detached double garage incorporating a superbly appointed studio/home office.



Ground Floor: Spacious light and airy entrance hall with oak and glass staircase to first and second floors and beautiful oak doors to all ground floor rooms. Dual aspect sitting room featuring wood burning appliance including hearth. Superb kitchen, family/dining room and snug with wood burning appliance including hearth. Fitted units by Oakwood Kitchens and appliances including induction hob with hood, electric oven, integrated fridge/freezer, wine cooler, boiling water tap, integrated dishwasher and combi microwave. Quartz worktops and upstands over units.

The family/dining room features wonderful glazed bi-fold walls to two elevations creating a stunning room which brings the garden in to the house. A utility room off the kitchen provides further access to the outside and houses the domestic sprinkler system including booster tank. Cloakroom with wall hung WC and wash hand basin in vanity unit all by Roca. Dual aspect study to the front. The ground and first floors both feature underfloor heating



throughout from the eco-friendly air source heat pump central heating system.

First Floor of Concrete Construction: Spacious landing with the stunning staircase, a real focal point. Oak doors to bedrooms, family bathroom and airing cupboard. Master suite with walk through dressing area featuring mirrored sliding doors and ensuite bathroom including walk in shower, the suite is by Roca and the shower is thermostatically controlled. Two further double bedrooms with built in wardrobes featuring mirrored sliding doors, a fifth bedroom, airing cupboard and family bathroom including walk in shower, the suite is by Roca and the shower is thermostatically controlled, complete the first floor.

Second Floor: Excellent guest suite, ancillary accommodation or funky teenage hideaway the second floor features large bedroom, walk in wardrobe, large storage cupboard and further bathroom including walk in shower, the suite is by



Roca and the shower is thermostatically controlled as is the electrically operated underfloor heating.

Outside: Approached via electrically operated double opening gates on to the large gravelled courtyard which leads to the detached garage. Beautiful landscaped gardens adorn the perimeters and there is gated access to the rear on both sides. With two bays, staircase and store, the detached garage has a games room and shower room above. The rear gardens are laid mainly to lawn with Indian sandstone slabs forming an extensive patio area and mature hedging and trees providing privacy and seclusion.



ABINGDON TOWN CENTRE – 1.5 MILES

OXFORD – 8 MILES

DIDCOT PARKWAY – (Mainline railway connection to London/Paddington in approx. 45 mins) 9 MILES

FRILFORD HEATH GOLF CLUB – (Three 18 hole courses) 2.5 MILES

Location: Shippon nestles one mile northwest of Abingdon-on-Thames and we first read of the settlement in the Domesday Book of 1086. Ideally located for the A34 providing access to nearby Oxford and with rail links a ten minute drive away at Didcot Railway Station, this highly sought after hamlet still supports its own public house, the Prince of Wales, which is renowned for its food and ales. An excellent range of both independent (Abingdon School, St Helen & St Katharine and The Manor Prep. School) and state schooling is readily available and village life is enhanced by easy access

to the myriad of local amenities on offer at Abingdon-on-Thames.

Directions: From the Abingdon-on-Thames junction of the A34 follow the A415 towards Marcham taking the first turning on the right. Take the next right turn on to Barrow Road and continue past the entrance to Dalton Barracks proceeding on to Shippon. Upon entering the village continue past The Prince of Wales public house and turn left on to Elm Tree Walk, where the property will be found on the right identified by a Green & Co for sale board.





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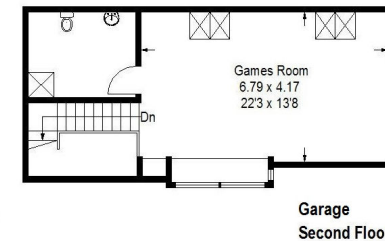
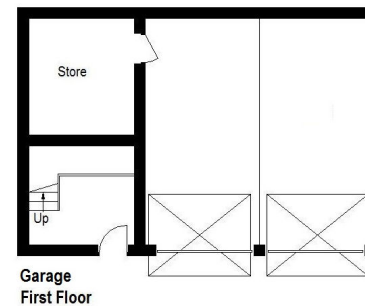
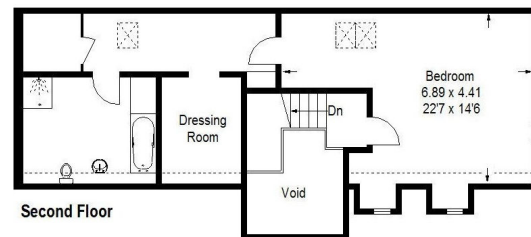
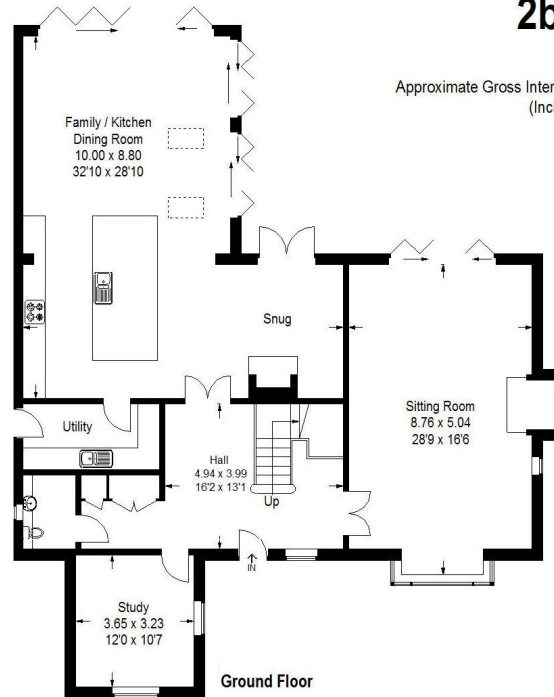
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2b Elm Tree Walk



Approximate Gross Internal Area (Excluding Garage & Void) = 394.4 sq m / 4245 sq ft
(Including Carport) = 454.1 sq m / 4888 sq ft



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

⊞ Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID374452)

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