



| Mill Paddock  
Abingdon | Oxfordshire | OX14 5EU

FINE & COUNTRY

# Seller Insight

“ We moved from our previous much loved village home because of increasing traffic noise. Mill Paddock is perfect, close to the centre of town but peaceful and quiet with plenty of parking.

Another advantage of the house is its proximity to some of the best schools in the area. My daughter was able to walk to school and bring friends home at the end of the day.

The house has many double aspect rooms so is very light and spacious and I have been able to configure one of the five bedrooms to use as my office.

The sunny garden is totally enclosed with mature trees and a large wildlife pond.

Within a 2-minute walk is the best view of Abingdon, looking down the Thames in both directions. We have many beautiful places to walk along the Thames; either down to Abingdon Lock and Oxford or towards Sutton Courtenay. The Ock Valley walk is just behind our house.

There are plenty of places to eat and drink in town; The Old Anchor Inn is close by and attracts many regulars. There is a frequent bus service into Oxford, Radley Station is 10 minutes away and Didcot mainline train station is only 20 minutes away.

Our favourite room is the conservatory which is light and bright whatever time of year. The dining room, sitting room and conservatory all have doors that open out onto the terrace; this works well for parties.

We have all enjoyed the convenience of having everything so close by; Waitrose is less than a 10 minute walk.

We will miss the community spirit and our lovely neighbours. We water plants, put out and take in bins, parcels and the post for each other; walk the dogs when someone's on holiday. On a nice day like today, we do not have anything planned as yet but no doubt we will be in someone's garden having a beer together later on.

In all this house has been the perfect home for my family.\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

## | Mill Paddock

A detached house in an exclusive cul de sac of only eight similar properties quietly situated a 5 minute walk from central Abingdon. The property sits in mature private gardens. There is a double garage with electric up and over doors and ample off road parking.

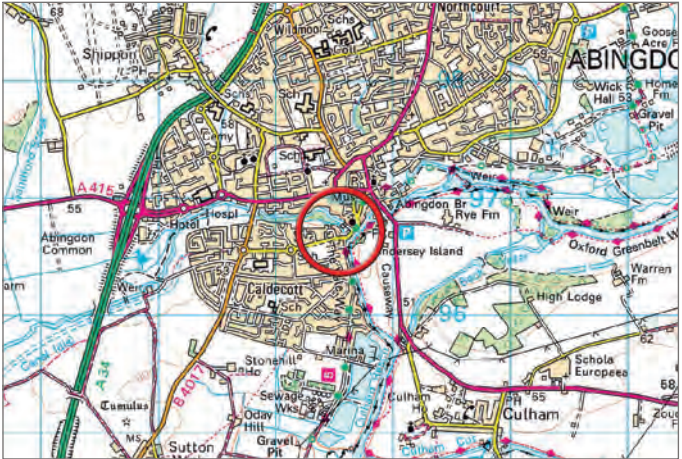
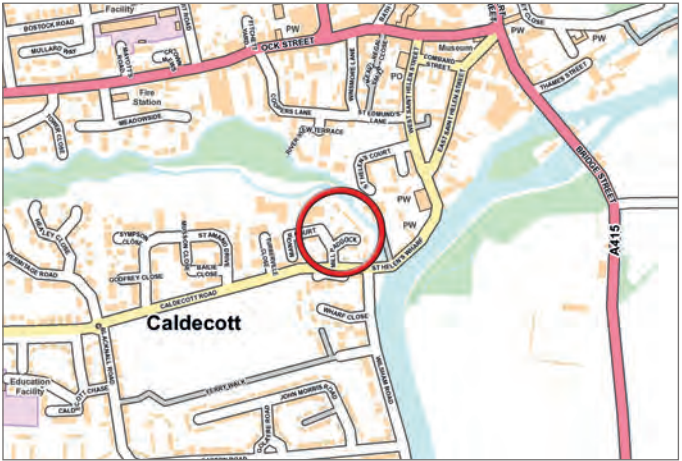
Abingdon has excellent schools and easy access to Oxford and London. The kitchen is designed and installed by John Lewis of Hungerford.

Abingdon has frequent bus services to Oxford. London Paddington and Reading are accessible from Didcot Parkway which is 8 miles away. Radley Station is a short drive away.

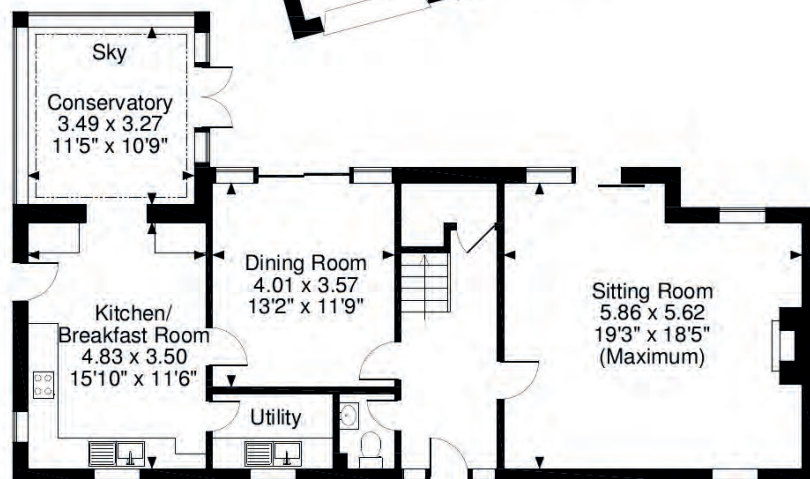
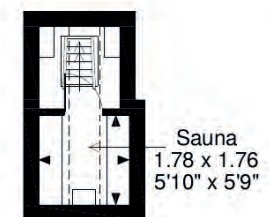
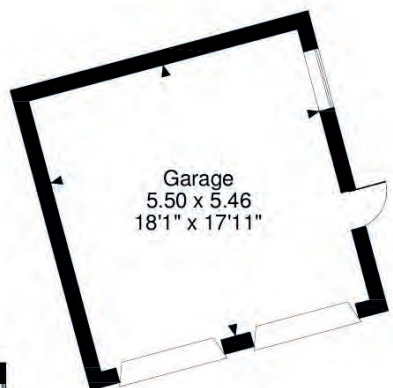
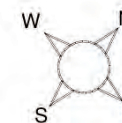
Abingdon is well served for doctors and dentists; Waitrose is just a 10 minute walk away.



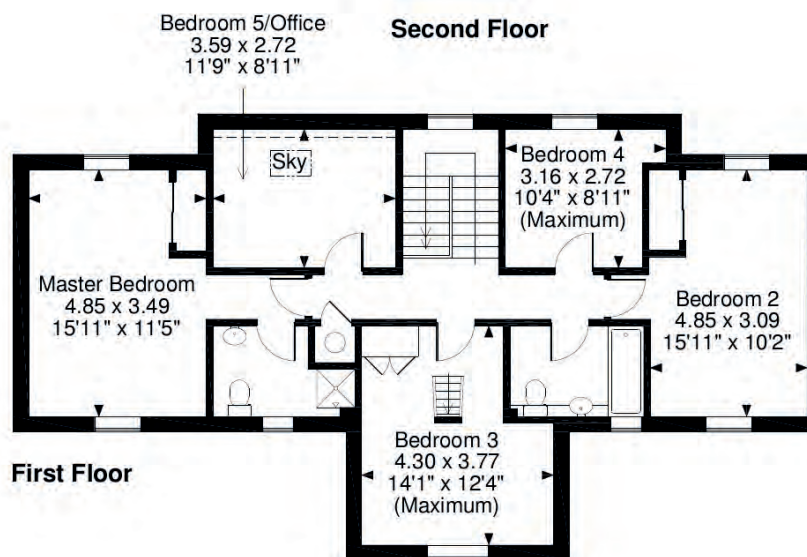




**Mill Paddock, Abingdon**  
**Approximate Gross Internal Area**  
**Main House = 1997 Sq Ft/185 Sq M**  
**Garage = 323 Sq Ft/30 Sq M**  
**Total = 2320 Sq Ft/215 Sq M**

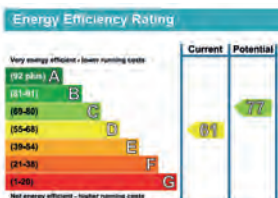


**Ground Floor**



**First Floor**

**Second Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 700540. Registered Office. Andrews Estate Agents Ltd, The Clockhouse, Bath Hill, Keynsham, Bristol BS31 1HL Printed 21.07.17



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