

TRINITY HOUSE

ABINGDON • OXFORDSHIRE





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An imposing eight bedroom Victorian family house, on the corner of Park Road and Conduit Road, overlooking Albert Park and Abingdon School

Hall • Kitchen / dining room • Sitting room
Family room • Cloakroom

Master bedroom with ensuite • Seven further bedrooms
Three family bathrooms

Cellar and store room

Patio garden to rear • Secluded mature garden

In all about 0.3 acres

Didcot Parkway - 7 miles (Fast Trains to London Paddington in circa 45 minutes)

Oxford - 8 miles • Oxford Parkway - 10 miles (Trains to London Marylebone in circa 55 minutes)

Thame - 18 miles • Haddenham and Thame Parkway - 20 miles

(Trains to London Marylebone in circa 35 minutes) • London - 55 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Property Description

Trinity House is an imposing Victorian family house which was a former Vicarage built in the style of the medieval Gothic revival with a steep pitched roof, sash windows, high ceilings, decorative brickwork, forward facing gables, prominent chimney's and pointed arches.

It is a substantial family home with a total of seven bedrooms and well laid out living space including an amazing new hub of the home which is an impressive open plan Kitchen / Dining / Living room with French doors that open onto the secluded garden. There are two further large reception rooms on the ground floor and a large utility and store room in the basement.

The extension was designed by Blenheim Design Architects to open up and extend the building, making the rooms lighter and more substantial. Local stone was used to maintain character and match the old building. The exterior of the entire extension is faced with Cotswold local stone.

There is an extensive master bedroom on the 1st floor with dressing area and ensuite bathroom; with seven further double bedrooms and three bathrooms.

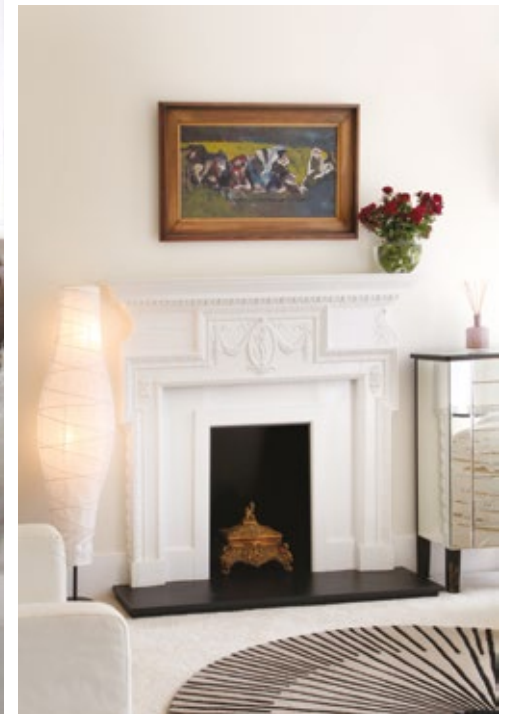
On the third floor of Trinity House there are two offices / bedrooms and a family bathroom.

The house has two entrances with the main entrance being through Wooden gates from Conduit Road and the other a gated pedestrian entrance from Park Road. Along the entire boundary there is a laurel hedge which provides absolute privacy and seclusion.

The views from each of Trinity House's windows are breath-taking as it looks out over Abingdon School's playing fields, Trinity Church and most notably Albert Park. In the distance there are far reaching views over Abingdon town itself.

The landscaped garden is incredibly private and secluded being largely laid to lawn whilst incorporating a variety of shrubs, hedges and flowers.













Abingdon, Oxfordshire

Trinity House lies in an enviable setting in Abingdon, one of England's oldest market towns. The town features architecture dating from 1100 and includes many historic buildings, with the heart of the town dominated by the County Hall. By the mid-17th century, the main industries of the town included malting and brewing, along with several trades associated with clothing and textiles. The town is also where MG sports cars were manufactured until 1980, when production ceased after 50 years.



Today, it is a thriving market town with a Monday market that has existed since 1556, and a well-supported monthly farmers market. The River Thames provides a delightful setting for Abingdon with its meadows, lock and riverside walks. Trinity House is positioned next to highly renowned Albert Park and is just a short walk to the River Thames and Abbey Meadows.



Trinity House lies approximately 8 miles to the south of Oxford city centre and approximately 8 miles from Didcot Parkway mainline station, with a regular service to London Paddington in approximately 45 minutes. There is also Oxford Parkway for rail links to London Marylebone in 55 minutes. There is also the X13 stagecoach bus to Oxford and the JR Hospital and the X90 bus to London.



There is also good access to an excellent choice of schools, in both Oxford and Abingdon. These include Abingdon School which is just across the road, St. Helen's and St. Katherine's (walking distance), Abingdon Prep, Radley College, St. Edward's, St. Hugh's, The Manor, Moultsford, Summer Fields, The Dragon, Cokethorpe, Down House and Oxford High School.

Directions (OX14 1DB)

From Oxford drive south on the A34 taking the exit for Abingdon/Marcham and proceeding left into central Abingdon on the Marcham road. Drive past Abingdon Community Hospital on your left hand side and at the traffic lights continue straight over onto Ock Street. Turn left into Conduit Road on your left hand side after 200m and you will find Trinity House on the right hand side next to Trinity Church where the road meets Park Road.

Services

Mains gas, electricity, drainage and water

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc, are specifically excluded but may be made available by separate negotiation.

Local Authority

Vale of White Horse District Council: Tel: 01235 520202



Approximate Gross Internal Floor Area

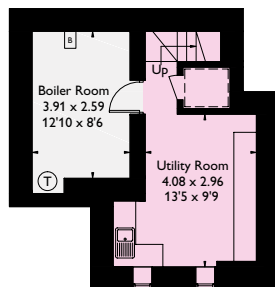
403.3 sq m / 4341 sq ft

(Excluding Eaves)

Basement = 30.5 sq m / 328 sq ft

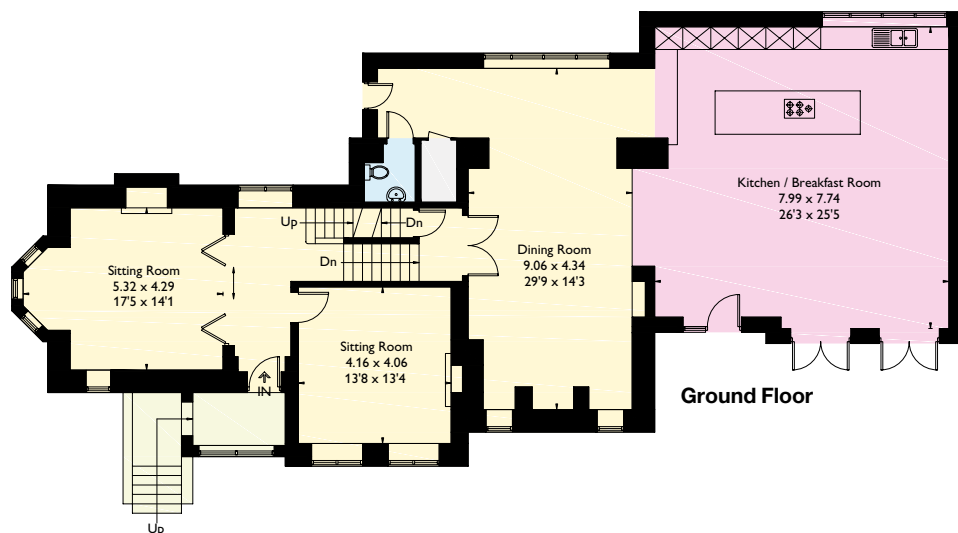
Total = 433.8 sq m / 4669 sq ft

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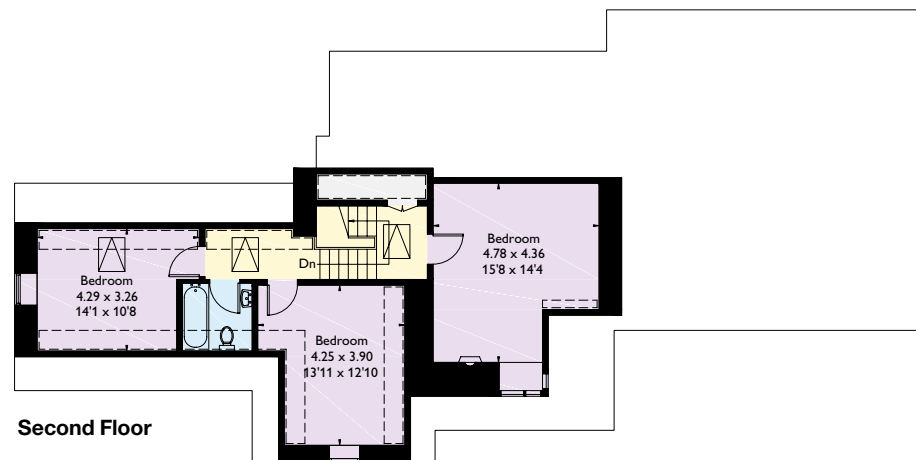


Basement

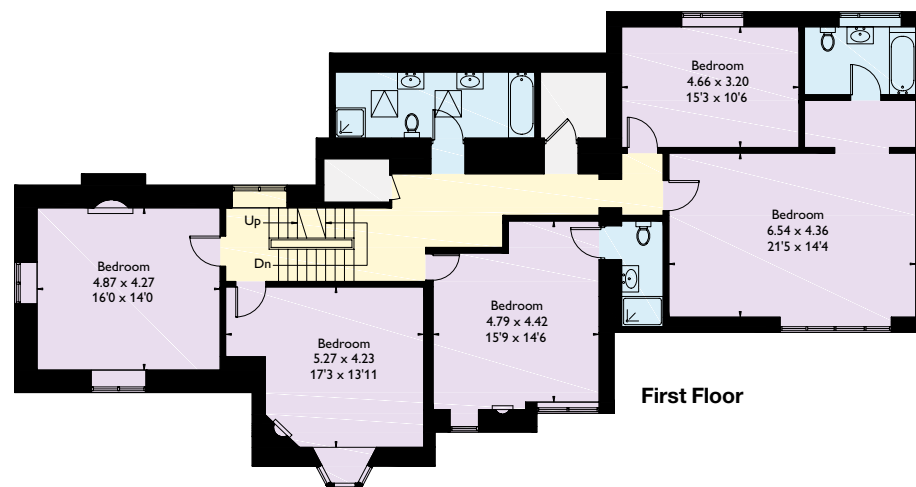
[Dashed line] = Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor



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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			
		70	80

