



Tatham Road, Abingdon, OX14 1QB

Guide Price £750,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An increasingly rare opportunity to acquire an extremely well-located non estate 4-bedroom, 4 reception room family residence with generous gardens including a tree-lined backdrop, double garage and ample additional car/caravan etc. parking.

Pleasantly situated in a leafy and open residential setting - increasingly hard to come by and conveniently located for the town's many amenities. The immediate area is well served by community facilities in Northcourt - a former village in its own right - which has been absorbed by Abingdon's expansion while retaining the feeling of a village. Abingdon's historic Thameside town centre is within a mile providing comprehensive shopping and recreational amenities. An excellent range of schools - catering for all ages - are within the immediate vicinity, whilst the Oxford Road (within a short walk) provides a regular public transport service both into town and northbound to Oxford. The nearby A34 connects northbound to Oxford and the M40 and southbound to the M4. Didcot Parkway is within 11 miles and connects to London Paddington in as little as 36 minutes.

Providing light and airy spaces, this family home offers thoughtfully arranged and generously proportioned accommodation, which is particularly well-balanced over its ground and first floors.

The large rear garden enjoys a high level of privacy, screened by a backdrop of trees, whilst the generous front overlooks a scenic tree-fringed 'paddock'





## Key Features

- Gas central heating (radiators)
- Replacement double glazed windows
- 3 separate receptions and a conservatory/sun/lounge
- Kitchen and separate utility
- 4 genuine double bedrooms
- Overlooking a tree fringed 'paddock'
- Council Tax Band: G
- EPC Rating: D

## The Location

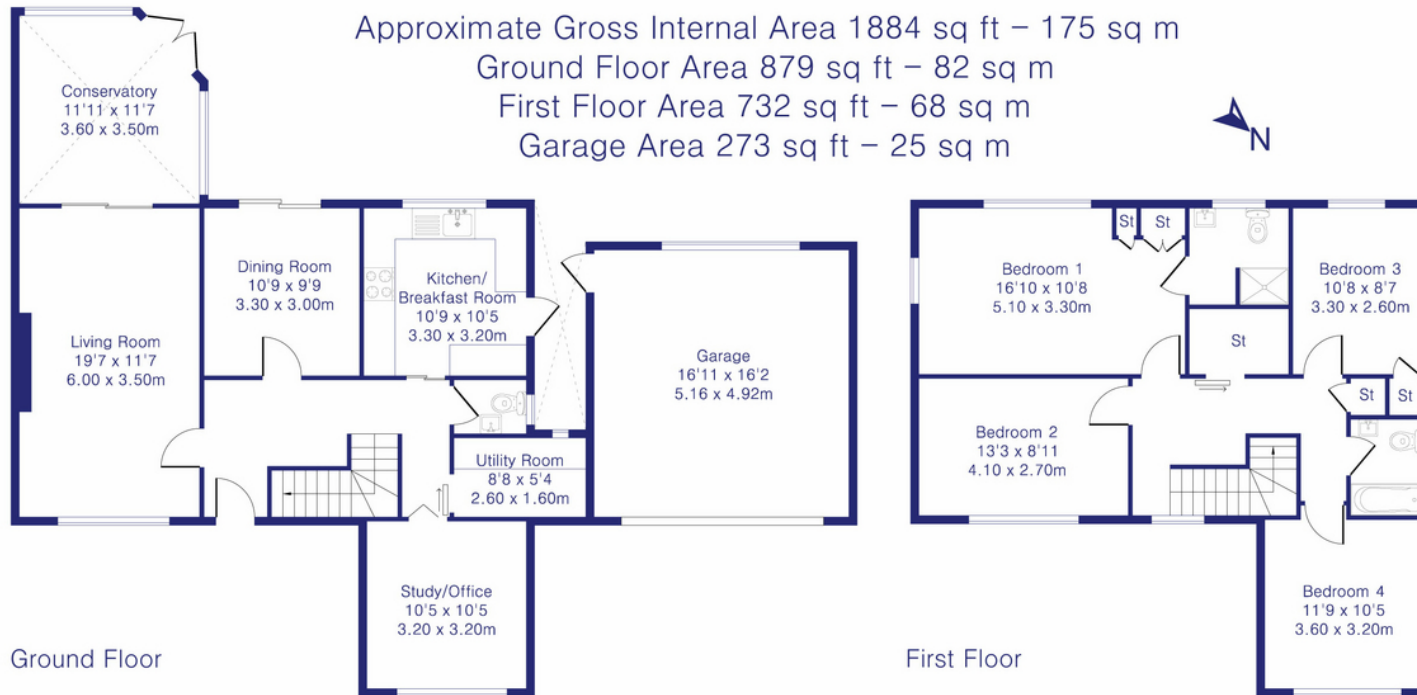
### Directions

Proceed from Abingdon town centre in a northerly direction on the Oxford Road turning left after approximately a quarter of a mile into Northcourt Lane then immediately left into Clevelands. Follow the road around into Tatham Road, and continue toward the end of the road, where the property will be found on the left-hand side.

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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