



Oxford Road, Abingdon, OX14 2AB

Guide Price £1,150,000 Freehold

THOMAS  
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SALES LETTINGS





## The Property

Providing everything and possibly more than most would require in an individual non estate family home, so pleasantly and conveniently located for ease of access to many of Abingdon's schools and historic Thames side town centre.

Set well back from the Oxford Road in landscaped, well established and predominantly lawned gardens totalling 0.34 acres to front and rear; representing just one of the many features and attractive attributes which contribute to the unique overall appeal of this highly individual residence.

Its origins date back to the 1920's with a number of original features, high ceilings for example, having been incorporated into its thoughtful and skilfully undertaken transformation to provide more substantial accommodation, which is well balanced and generously proportioned throughout over both ground and first floors, with great emphasis on having been arranged to provide a high level of versatility.

Its Hispanic influenced entrance vestibule gives way to a generous reception hall, conveying an immediate sense of proportion and 'well being' immediately upon arrival. In addition, there is a cloakroom, dining area, 2 separate receptions with deep bow windows looking onto the front garden, a family orientated kitchen/breakfast room, 2 bedrooms including master/guest bedroom with access to 'Jack and Jill' bathroom, all on the ground floor.

There are 3 further double bedrooms on the first floor with bathroom and further shower room, as well as a spacious landing/study area and easy access to generous size roof voids and eave storage cupboards. Private driveway with ample car parking and a whopping 43'10 garage with utility area, cloakroom, ladder access to roof void and doors to main residence, side and rear.





## Key Features

- 0.34 acre plot
- 2948 sq ft accommodation
- Gas central heating to Radiators
- Double glazing
- Excellent electrical specification
- 5 versatile bedrooms & multiple flexible reception rooms
- 43'10 x 11'10 Garage
- Council Tax Band: F
- EPC Rating: tbc



## The Location

Pleasantly and conveniently situated in a non-estate residential environment comprising dissimilar style homes, many of which are of an individual and sizable nature.

The property itself is set well back from the Oxford Road and conveys an aura of tranquillity, which belies its proximity, approx 1 mile to the north of Abingdon's historic Thames side town centre, to which there is a regular bus route, also connecting northbound to Oxford.

Nearby 'Northcourt' is a former village absorbed by Abingdon's expansion, offering a lovely sense of community in addition to shops, post office, café, church and public house. An excellent range of schools are located within a mile or so.

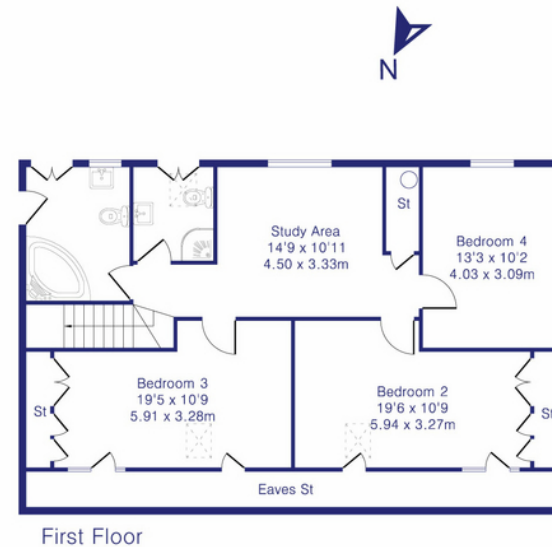
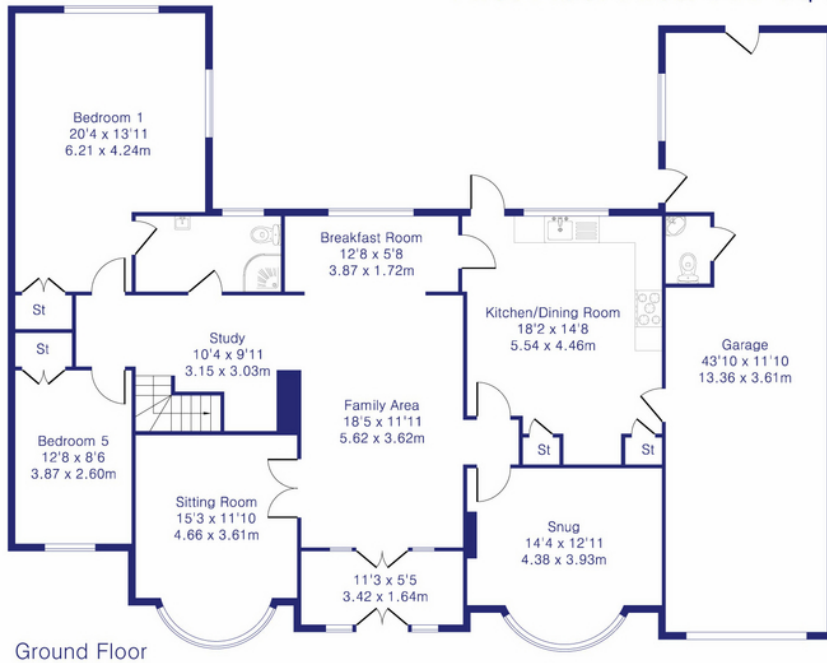
There is quick and easy access onto the A34 connecting northbound to Oxford and the M40, southbound to the M4.

For commuters, Didcot Parkway is approx. 11 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes.

Radley village is within 2 miles and provides a branch line connection to Oxford and Didcot Parkway.



Approximate Gross Internal Area 2948 sq ft – 274 sq m  
 Ground Floor Area 2088 sq ft – 194 sq m  
 First Floor Area 860 sq ft – 80 sq m



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