



Rose Cottage Victoria Road, Abingdon, OX14 1DN

Guide Price £650,000 Freehold

THOMAS  
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SALES LETTINGS





## The Property

A unique and compelling 4 bedroom example of a thoughtfully and sympathetically restored Victorian Villa, located within the Albert Park Conservation area, within half a mile of Abingdon's historic town centre, to which there is a scenic level walk through Albert Park itself.

The comfortably proportioned accommodation is well arranged over three floors and exhibits a wealth of character associated with its period, to include ornate fireplaces, sash windows, exposed timbers, panelled interior doors, lofty ground and first floor ceilings, picture rails and exposed timberwork.

The house has been modernised and enhanced with a hand built and hand painted bespoke kitchen by Cotteswood, extensive use of wooden flooring to complement the existing use of wood flooring still present in a number of areas.

Area of front garden and walled westerly rear garden offering a high degree of privacy and two useful brick and slate outbuildings.







## Key Features

- Gas central heating (radiators)
- Double glazing
- Cloakroom, bathroom and en-suite
- Through living room
- Sitting room
- EPC Rating: tba
- Council Tax Band: D

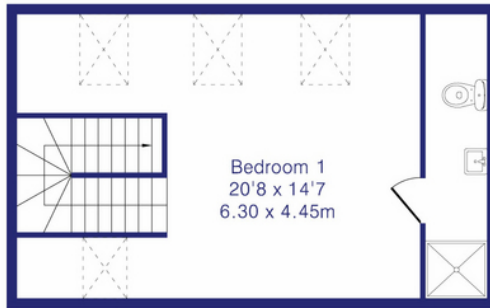
## The Location

Victoria Road is one of the main approach roads to Albert Park, comprising an eclectic range of homes in an area considered to be one of Abingdon's most highly regarded residential locations, and deservedly so.

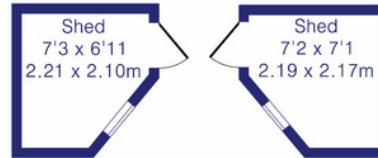
Abingdon is a thriving Thameside market town providing excellent shopping, schooling and recreational amenities. The nearby A34 connects northbound to Oxford (8 miles) and the M40, southbound to the M4. Didcot parkway is just 7 miles, providing a regular mainline connection to London Paddington in as little as 36 minutes.

Golfers – treat yourselves! Frilford Heath Golf Club is within 5 miles providing three 18 hole Championship courses.

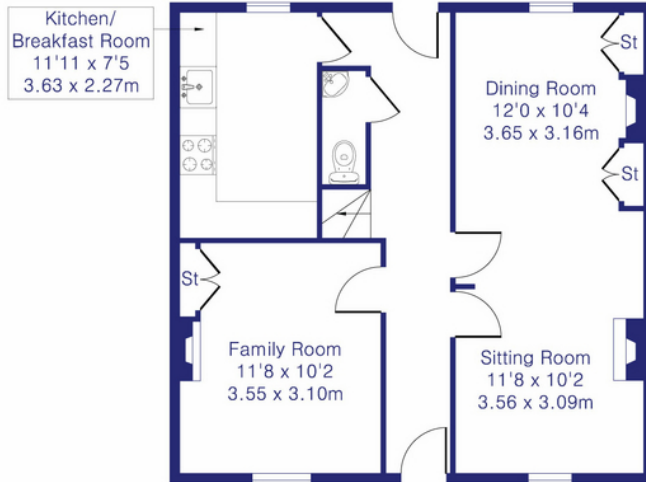
Approximate Gross Internal Area 1721 sq ft – 160 sq m  
 Ground Floor Area 622 sq ft – 58 sq m  
 First Floor Area 622 sq ft – 58 sq m  
 Second Floor Area 389 sq ft – 36 sq m  
 Outbuilding Area 88 sq ft – 8 sq m



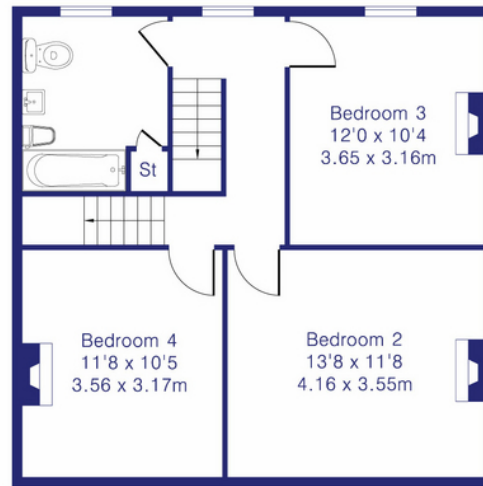
Second Floor



Outbuilding



Ground Floor



First Floor

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