



Kingfisher Close, Abingdon, OX14 5NP

Guide Price £995,000 Freehold

THOMAS
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SALES LETTINGS





The Property

This beautifully presented detached waterside residence boasts approximately 32 feet of frontage along the River Thames. Elevated to mitigate flood risk, it features a private mooring with breath-taking views towards Abingdon and the surrounding countryside. This serene riverside location blends natural beauty and modern living, making it an idyllic retreat for those seeking tranquillity and luxury.

The home offers three exceptionally spacious bedrooms, making it larger than most three-bedroom homes. The layout provides a luxurious sense of space and comfort. The master bedroom features sliding patio doors leading to a generous balcony, maximising the river views and creating a private sanctuary.

Additional highlights include a recently modernized kitchen with modern appliances and ample counter space. The property also features two separate reception rooms for versatile living and entertaining, plus a practical utility room for convenience.

The sitting room stands out with full-length bi-fold doors and remote control electric blinds, blending indoor and outdoor living spaces. An attached double garage provides ample storage and parking space. The property benefits from gas central heating and double-glazed windows throughout.

There is also significant potential for extension and conversion, allowing for further customisation. The garden offers a private and tranquil outdoor space perfect for relaxation and entertaining.

Overall, this riverside residence combines luxurious living with practical features and stunning natural surroundings, making it a truly unique and desirable property.





Key Features

- Beautifully presented detached waterside residence
- Approximately 32 feet of direct frontage along the River Thames
- Private mooring with breathtaking river views towards Abingdon and the countryside
- Master bedroom with sliding patio doors to a generous balcony
- Excellent potential for future expansion and reconfiguration
- Peaceful cul-de-sac location
- Strategically elevated to mitigate flood risk
- Recently modernised kitchen



The Location

Kingfisher Close is situated in the picturesque town of Abingdon-on-Thames, renowned for its rich history and scenic landscapes. This tranquil cul-de-sac offers residents a peaceful retreat while being conveniently close to the town's vibrant amenities. Abingdon-on-Thames is one of England's oldest towns, featuring charming architecture, historic sites, and beautiful riverside views along the River Thames.

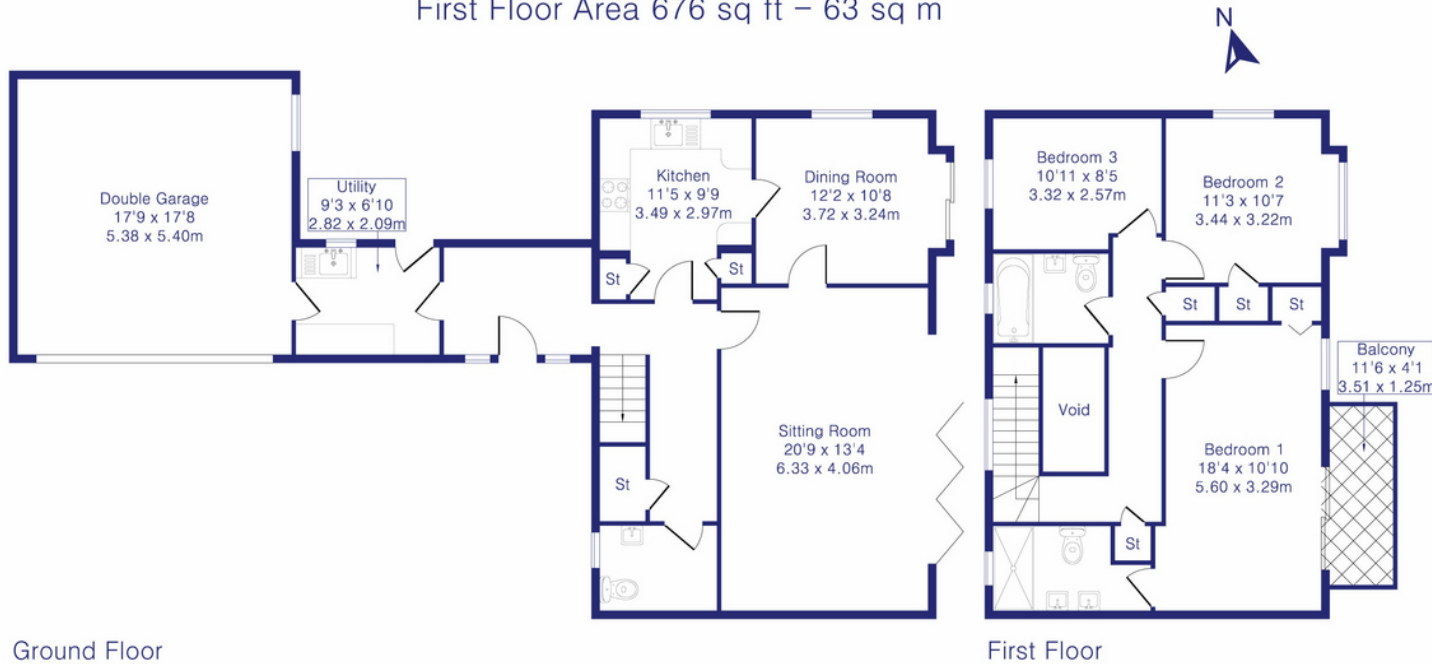
The location is ideal for families, with highly-rated schools, parks, and recreational facilities nearby. The town centre is just over 1 mile away, offering a variety of shops, cafes, and restaurants to suit all preferences. Regular markets and community events create a welcoming and lively atmosphere for residents.

For those who enjoy outdoor activities, the surrounding countryside and river provide ample opportunities for walking, cycling, and boating. Abingdon-on-Thames is also home to several sports clubs and leisure centres.

Transport links are outstanding, with convenient access to the A34, connecting to both the M4 and M40 motorways, making commuting to Oxford, Reading, and London hassle-free. Public transportation is also well-served with frequent bus services and nearby train stations, including Didcot Parkway, which is approximately 8 miles away. Didcot Parkway offers a regular mainline connection to London Paddington in as little as 36 minutes.



Approximate Gross Internal Area 1801 sq ft – 168 sq m
 Ground Floor Area 1125 sq ft – 105 sq m
 First Floor Area 676 sq ft – 63 sq m



Ground Floor

First Floor

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