



Abbott Road, Abingdon, OX14 2DU

Guide Price £595,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated in a highly sought-after, non-estate cul-de-sac location, this attractive and unique three-bedroom detached home offers an ideal setting for family life. Just a short stroll from the heart of Abingdon, residents will enjoy easy access to the town centre, which boasts a wide range of shops, restaurants, and amenities. This fantastic property is also within close proximity to reputable schools and excellent transport links, making it a perfect choice for growing families.

Presented in very good order throughout, the home provides a generous amount of living space, with each room meticulously maintained. The accommodation is well-proportioned, offering a harmonious blend of comfort and practicality. Whether you're hosting guests or enjoying a quiet evening in, the layout caters to all aspects of modern family living.

The West-facing rear garden is a real standout feature of the property, offering a substantial outdoor space with a high degree of privacy. Bordered by mature trees and backing onto a charming wooded copse, the garden creates a peaceful sanctuary, ideal for alfresco dining, gardening, or simply unwinding after a busy day. The tranquil atmosphere is further enhanced by the privacy afforded by the surrounding greenery, making it a truly serene retreat.

There is also considerable potential for future development, with the large plot offering scope for extensions (subject to the usual planning permissions). Whether you're looking to expand your living space to accommodate a growing family or simply wish to add value to an already beautiful home, this property offers exciting opportunities for those with vision.





Key Features

- Sought-after cul-de-sac, just a short walk from Abingdon town centre.
- Close to shops, restaurants, and leisure facilities.
- Excellent local schools nearby, perfect for families.
- Quick access to the A34 for routes to Oxford and beyond.
- Well-connected by bus to Oxford and surrounding areas.
- Surrounded by green spaces for peaceful walks and relaxation.
- Council Tax Band E - EPC Rating D
- Garage and driveway parking



The Location

Abbott Road is a highly sought-after and peaceful cul-de-sac, located just a short walk from Abingdon's bustling town centre. The area combines the best of both worlds, offering a quiet, residential setting while being conveniently close to a wide range of amenities, including local shops, supermarkets, cafes, restaurants, and leisure facilities. The town's historic market square and riverside attractions provide a charming backdrop to everyday life, while excellent schools and nearby parks make it a great choice for families.

For those who commute, Abbott Road benefits from excellent transport links, with easy access to the A34, providing a straightforward route to Oxford, Reading, and beyond. Abingdon is also well-served by bus routes, making it easy to reach Oxford and other nearby towns. The property is situated within walking distance of the River Thames, offering scenic walking and cycling routes, as well as beautiful green spaces for relaxation and outdoor activities. The combination of convenience, nature, and family-friendly surroundings makes Abbott Road an ideal place to live.

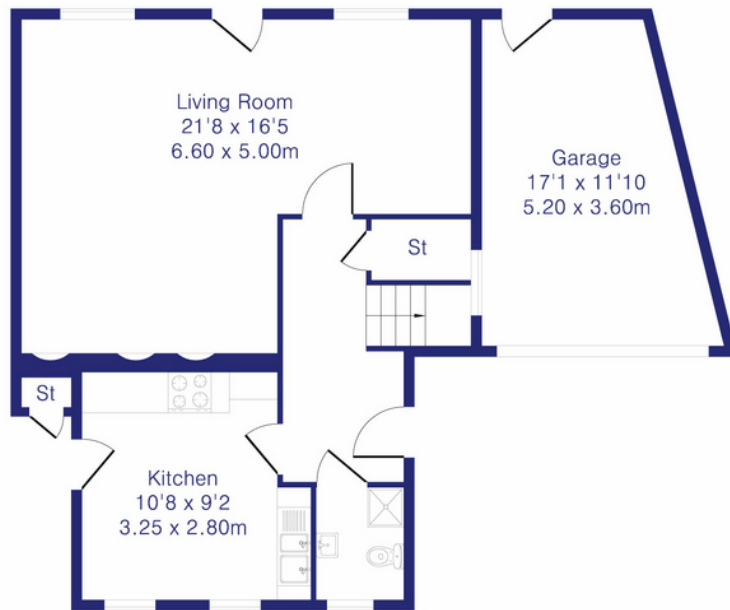
- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.



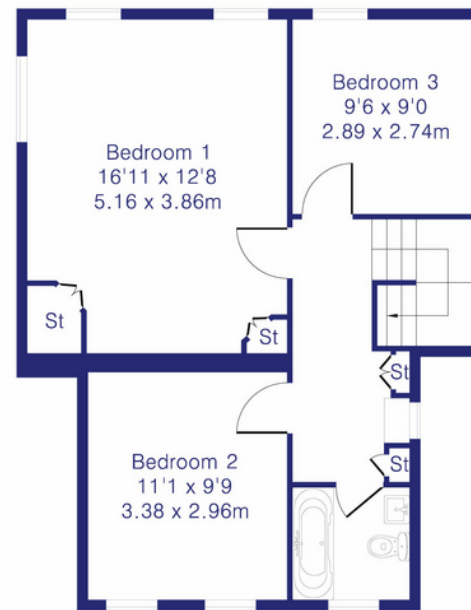
Approximate Gross Internal Area 1265 sq ft - 118 sq m

Ground Floor Area 716 sq ft – 67 sq m

First Floor Area 549 sq ft – 51 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

