



South Avenue, Abingdon, OX14 1QU

Guide Price £1,150,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This substantial, sympathetically extended detached family home is situated in an established residential location, set on approximately 1/4 of an acre of land. Recently improved, the property features a fantastic gym space from the converted garage, while still retaining outdoor storage space. The flooring throughout the house has been replaced, offering a modern, clean, and comfortable feel, with the addition of underfloor heating in the spacious family kitchen.

Further improvements include the replacement of the bathroom, en-suites, downstairs cloakroom, and utility room. Tastefully decorated, the property offers versatile accommodation perfect for family living.

The ground floor boasts an impressive kitchen/family room with high-quality units, granite work surfaces, and new ceramic tiled flooring. Three additional reception rooms provide flexible living space, and there is also a cloakroom, utility room and gym on this floor.

Upstairs, the master bedroom is a standout feature, offering a Juliet balcony overlooking the rear garden, a range of fitted wardrobes, and a luxurious en-suite bathroom. In total, the first floor offers six bedrooms, with one ideal for use as a study if needed.

The property is approached via an in-and-out driveway with parking for several vehicles with the addition of an electric car charging point. The rear garden extends approximately 150 ft. and includes a large terrace with a pergola, perfect for outdoor entertaining.





Key Features

- Substantial 6-bedroom detached family home on ¼ acre plot
- Recently upgraded with modern flooring and underfloor heating in kitchen
- Converted garage providing a fantastic gym space with outdoor storage
- Stylishly refurbished bathrooms, en-suites, cloakroom, and utility room
- Spacious kitchen/family room with granite worktops and new tiled flooring
- Master bedroom with Juliet balcony, fitted wardrobes, and luxury en-suite
- In-and-out driveway with parking for several cars and an EV charging point
- 150ft rear garden with large terrace and pergola, ideal for entertaining





The Location

South Avenue in Abingdon is a desirable and well-established residential location, offering a peaceful setting while remaining close to the town's excellent amenities. Lined with mature trees and featuring a mix of characterful and modern homes, the area is popular with families and professionals seeking a convenient yet tranquil place to live.

Abingdon town centre is just a short distance away, providing a range of shops, supermarkets, cafés, and restaurants. Excellent local schooling options, including John Mason School, Fitzharrys School, and St Helen & St Katharine, are all within easy reach. For commuters, there are strong transport links via the A34 to Oxford, Didcot, and the M4, while Radley and Didcot Parkway stations offer fast rail services to London and beyond.

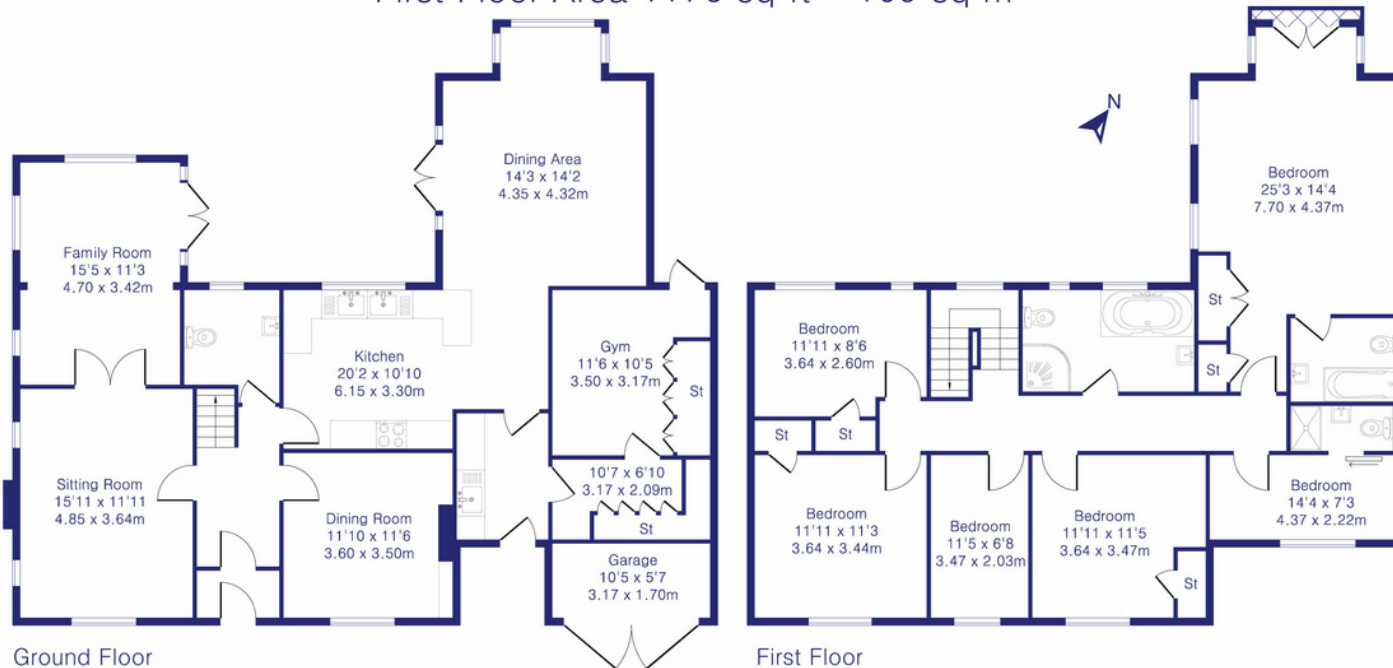
Nearby parks and the River Thames provide plenty of opportunities for outdoor activities, with scenic walking and cycling routes. South Avenue offers the perfect balance of convenience and green space, making it a sought-after location in Abingdon.



Approximate Gross Internal Area 2552 sq ft - 237 sq m

Ground Floor Area 1376 sq ft – 128 sq m

First Floor Area 1176 sq ft – 109 sq m



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