



South Avenue, Abingdon, OX14 1QU

Guide Price £1,150,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS







## The Property

This extended detached family home sits on approx. ¼ acre in a well-established area. Recent updates include a garage conversion to a gym with separate outdoor storage, new flooring throughout, and underfloor heating in the spacious kitchen/family room.

Refitted bathrooms, en-suites, cloakroom, and utility room add to the home's appeal. Tastefully decorated, it offers flexible, family-friendly living.

The ground floor features a high-spec kitchen with granite worktops, three reception rooms, utility, cloakroom, and gym.

Upstairs, the standout master bedroom includes a Juliet balcony, fitted wardrobes, and a modern en-suite. There are six bedrooms in total, one ideal as a study.

An in-and-out driveway offers ample parking and an EV charging point. The 150 ft rear garden includes a large terrace and pergola, perfect for entertaining.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway.
- 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.





## 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.

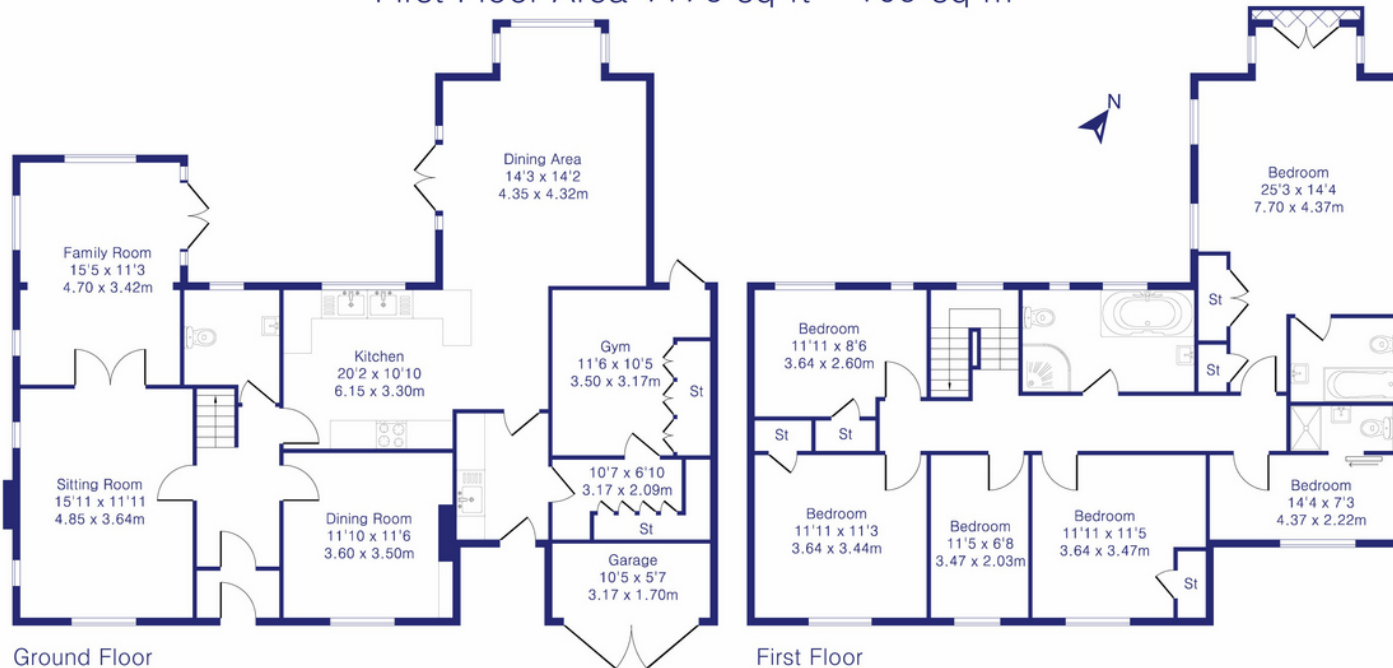
Nearby parks and the River Thames provide plenty of opportunities for outdoor activities, with scenic walking and cycling routes. South Avenue offers the perfect balance of convenience and green space, making it a sought-after location in Abingdon.



## 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



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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