



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.

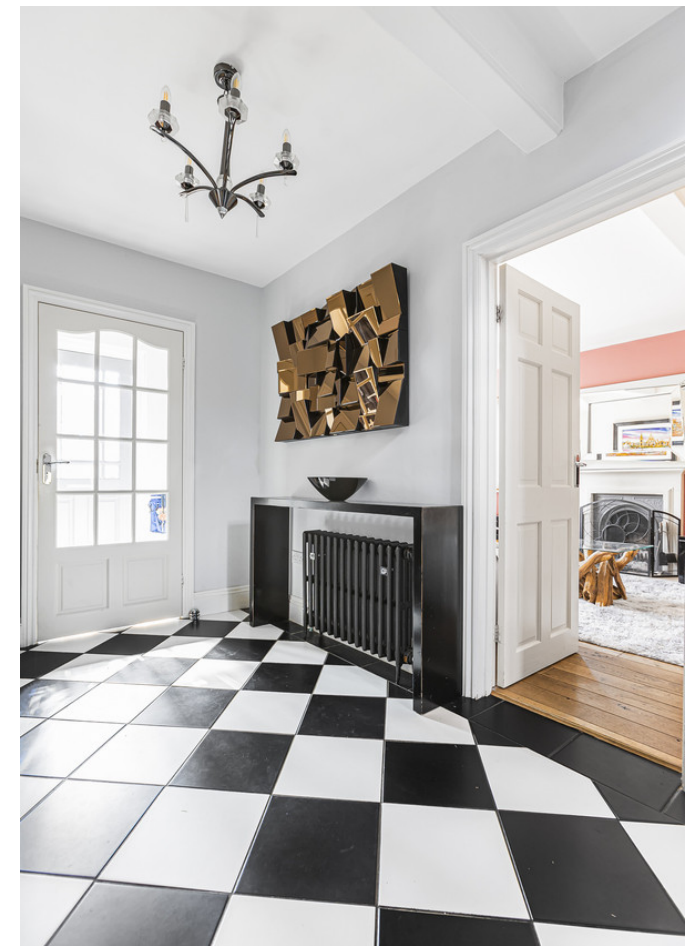
Further improvements include the replacement of the bathroom, en-suites, downstairs cloakroom, and utility room. Tastefully decorated, the property offers versatile accommodation perfect for family living.

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. Set in one of Abingdon's most desirable areas, South Avenue offers a peaceful, tree-lined setting just moments from the town centre. With excellent local schools, easy access to Oxford via the A34, and scenic riverside walks nearby, it's a perfect blend of convenience and charm.





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
- Council Tax Band: E / EPC Rating: C



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.

- 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.

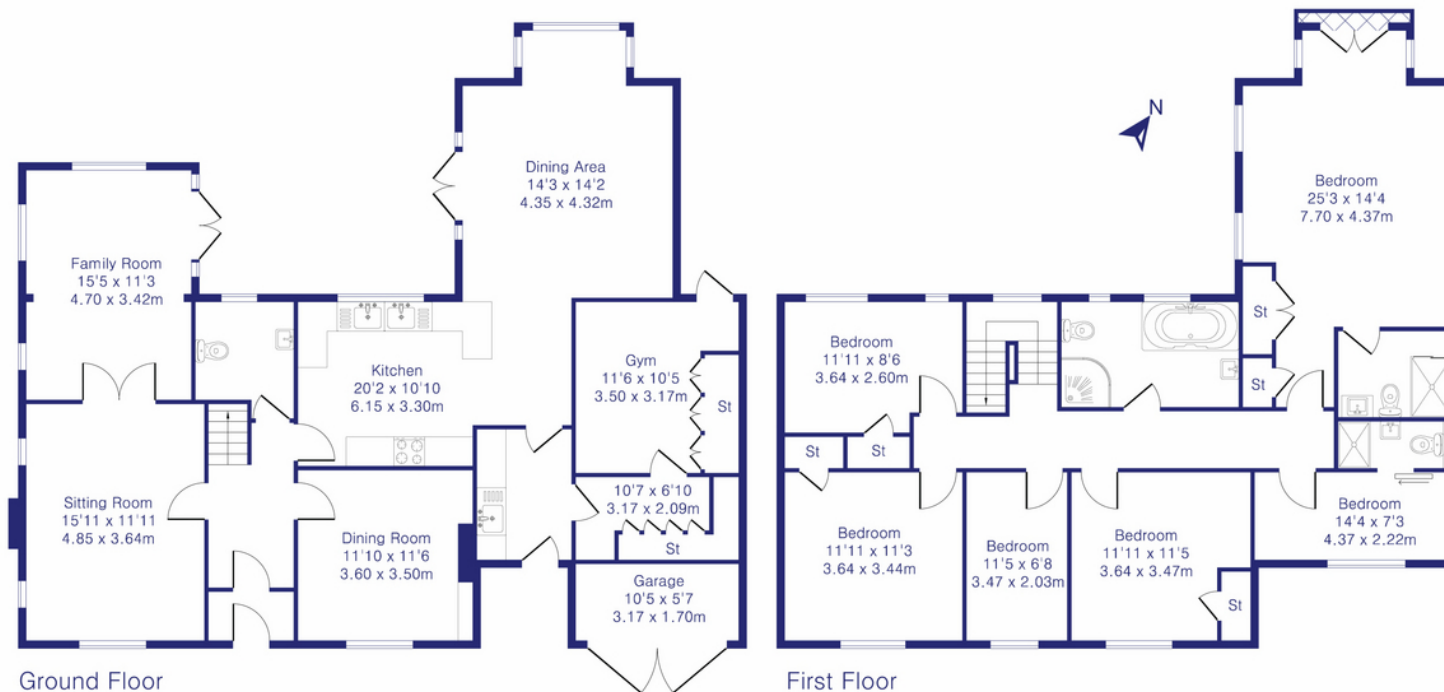


Approximate Gross Internal Area 2550 sq ft - 236 sq m

Ground Floor Area 1318 sq ft – 122 sq m

First Floor Area 1176 sq ft – 109 sq m

Garage Area 56 sq ft – 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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

