



Little Garth, Larkhill Road Abingdon, OX14 1BJ

Guide Price £1,000,000 Freehold

THOMAS
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SALES LETTINGS





The Property

The Property

A wonderful opportunity to acquire a one of a kind 1951 sq ft detached bungalow with adjacent 411 sq ft ground floor partial annex, and 333 sq ft double garage; all pleasantly and conveniently tucked away within established 0.33 acre secluded gardens, bordering onto the Abingdon Albert Park Conservation Area.

The Bungalow

A compelling 'angular' detached bungalow providing a welcoming hallway, 4 double bedrooms (three with en-suites and one measuring 19'7 x 13'11), two separate reception rooms, large family kitchen/breakfast room, separate utility, cloakroom, shower room and ample dedicated cupboard/storage space. 3 pairs of double doors leading from a trio of principle rooms to the rear garden.

The Separate partial Annex

Ideally suited as a home office, studio, workshop providing own entrance hall, generous living room and bedroom with fitted wardrobes.

Outside

The property is set well back from Larkhill Road, screened by a variety of established trees to the front, with feature high brick walls and shrubs/tree screening to the south westerly side and rear. Amounting to 0.33 acres and laid predominantly to lawn with imaginatively planted flower and shrub borders, in addition to an extensive patio, ideally suited to alfresco dining. Approached over a private driveway with comfortable standing for several vehicles, and access to detached double garage.

An internal inspection is essential to fully appreciate and understand how its range of fine attributes combine to create such a unique residence.





Key Features

- Gas central heating to radiators
- High quality replacement double glazed windows
- Solar Panels
- Much laminate timber flooring
- Lovely fireplace to the 'angular' sitting room
- Fabulous 'angular' kitchen/breakfast room
- Council Tax Band: F
- EPC Rating: D





The Location

Immediately adjacent to the Albert Park Conservation Area, comprising an eclectic range of individual homes and encompassing the delightful Albert Park itself, through which there is an extremely pleasant scenic half a mile walk into Abingdon's historic Thameside town centre, providing comprehensive shopping and recreational amenities.

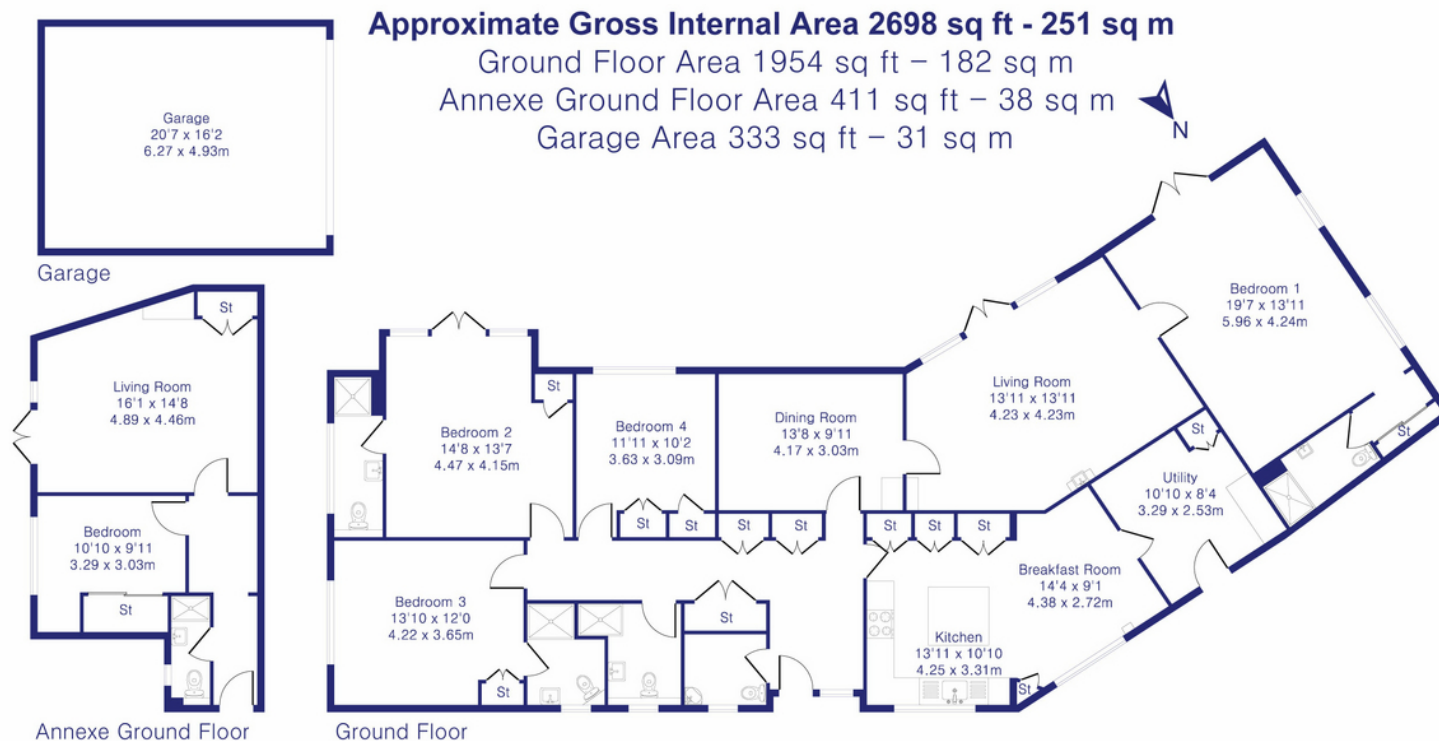
A range of highly regarded private and state schools for all ages are within equally comfortable walking distance.

The nearby A34 connects northbound to Oxford (9 miles) and the M40, southbound to the M4.

For commuters, Didcot Parkway (9 miles) provides a regular mainline connection to London Paddington in as little as 36 minutes.

Golfers (treat yourselves...) Frilford Heath Golf Club is within 4 miles, providing three 18-hole championship level courses.





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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



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