



Parkehill, Radley, OX14 2BF

£895,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

An exceptional 4-bedroom detached family residence of genuine quality and considerable appeal.

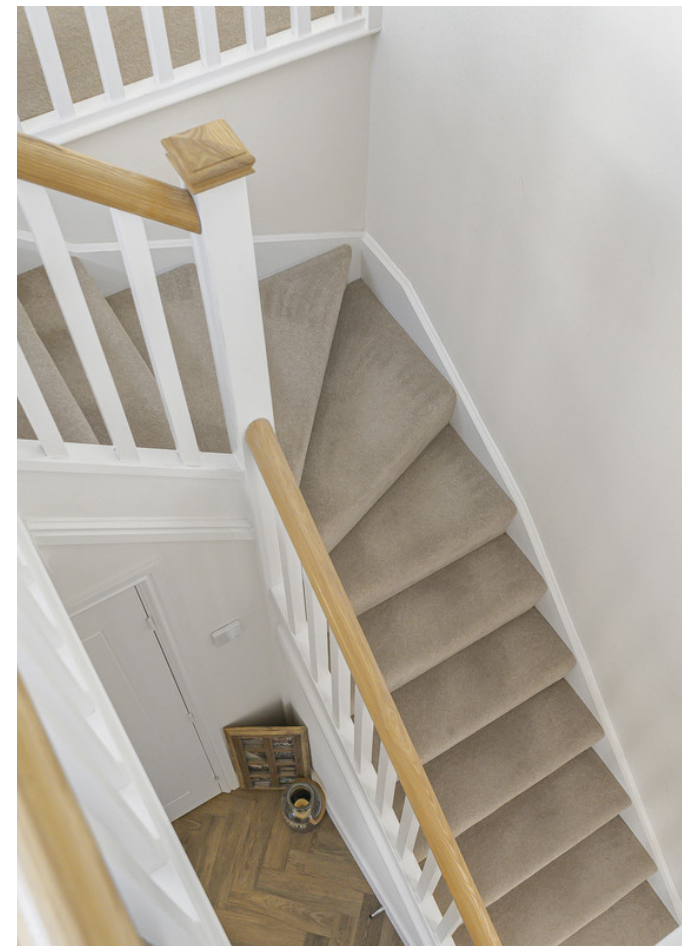
Generously proportioned, thoughtfully arranged, light and airy accommodation, complimented by higher than average ceilings to convey an extra sense of grandeur and an extensive range of impressive nonstandard cost extras, to create a more personalised/bespoke home of distinction.

Noteworthy features include comprehensive range of Shaker style kitchen units with Silestone Calacatta Gold worksurfaces and upstands throughout, Siemens appliances including 5 zone induction hob, multi-function activeClean ovens, double fridge, double freezer and dish washer, Amtico Noble Oak flooring, stylish sanitary ware, Porcelanosa tiles in all four wet rooms, rain shower in master bedroom en-suite, further en-suite to guest bedroom, widened driveway leading to double garage, professionally landscaped rear garden, with extensive decked sun terrace, ideal for alfresco dining and all-season play top terrace



The kitchen/sitting room/dining room spanning the property's width is the centrepiece of the ground floor; a fabulous space with Bi-fold doors leading out to the rear south facing garden, which itself forms an additional feature of the property.





## Key Features

- 10 year NHBC
- Gas central heating
- High quality double glazed windows
- Council Tax band: G
- EPC rating: B





## The Location

Quietly tucked away at the head of a no through road, with an extremely pleasant direct outlook to the front over woodland.

Forming part of 'The Lawns', a soon to be completed development by Redrow Homes, featuring their 'heritage' architecturally inspired range of homes which individually and collectively contribute to create lovely street scenes, and an overall sense of well-being.

On the semi-rural outskirts of Radley, renowned for Radley College but also having, in addition to community store/Post office and Norman church, a branch line railway station connecting to Oxford and Didcot Parkway, which in turn provides a regular mainline connection to London Paddington in as little as 36 minutes.

Kennington village is on the doorstep, beyond which is Oxford City centre, just 4 miles, and its wealth of amenities.

There is quick and easy access onto the nearby A34, connecting northbound to the M40, southbound to the M4

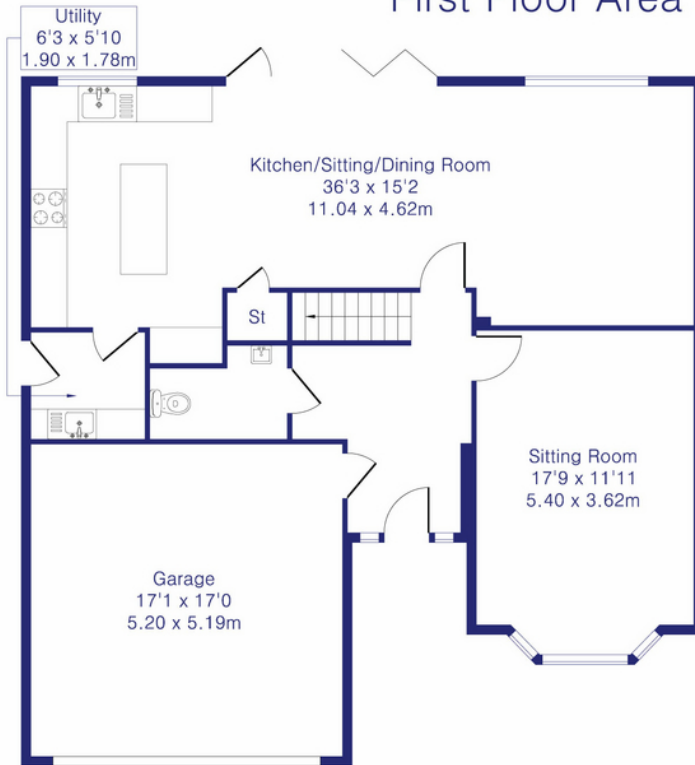


- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & double garage.
- Broadband Coverage: Superfast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.

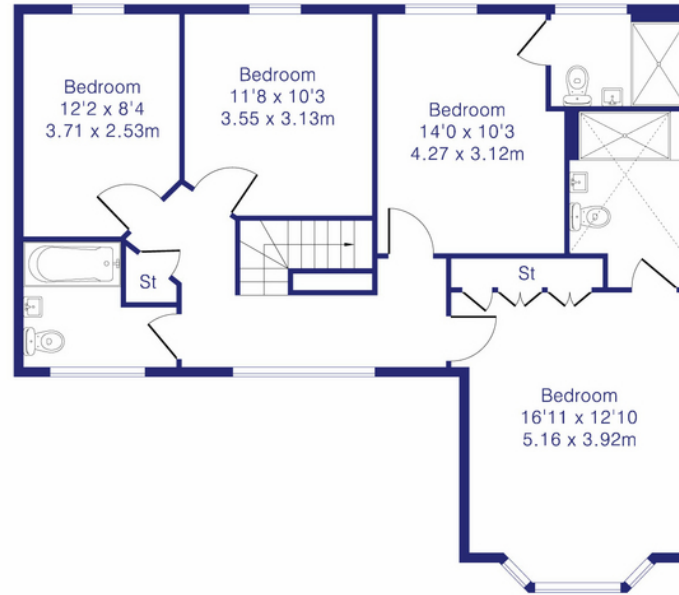
## Approximate Gross Internal Area 1992 sq ft - 185 sq m

Ground Floor Area 1162 sq ft – 108 sq m

First Floor Area 830 sq ft – 77 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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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.

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