



Mill Paddock, Abingdon, OX14 5EU

Guide Price £1,000,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This exceptional property offers a rare opportunity to enjoy waterside living in a sought-after town centre location, nestled within an exclusive cul-de-sac.

Mill Paddock is private close, pleasantly and conveniently situated within walking distance of Abingdon Town Centre, adjacent to the River Ock, just before it enters the Thames.

All principal rooms benefit from the stunning waterside frontage, the property, elevated on arches, features undercover storage and parking for two cars, whilst there are two further car spaces outside. The rear boasts a full-width balcony and sun deck that overlook both the gardens and the river Ock —perfect for relaxation and outdoor entertaining

Upon entering, you are welcomed by a spacious and inviting hallway that flows into a generously proportioned living room and separate dining room, both of which open onto the balcony through patio doors, offering sweeping garden and river views. There is a well-appointed kitchen/breakfast room and an adjacent separate utility room, along with a convenient cloakroom. Upstairs, the property features five bedrooms, one of which is currently configured as a study. The main bedroom includes an en-suite bathroom, while a separate family bathroom serves the other bedrooms. Outside, the mature and beautifully landscaped gardens go down to the River Ock, creating a serene and picturesque setting.

Please note: The garden occasionally floods, but the house has been designed to allow for this, and has never flooded as the living quarters are on first floor level. There has never been any damage to the main house, the owner has been in residence since 1981.





Key Features

- Under-croft car parking for two cars & storage
- Gas central heating
- Double glazed windows
- Extensive 39ft x 6ft river facing sun deck/balcony
- Mature and established lawned gardens
- Direct River Ock access
- Further two car spaces outside



The Location

Mill Paddock is situated in the picturesque town of Abingdon-on-Thames, renowned for its rich history and scenic landscapes.

This tranquil cul-de-sac offers residents a peaceful retreat while being conveniently close to the town's vibrant amenities.

Abingdon-on-Thames is one of England's oldest towns, featuring charming architecture, historic sites, and beautiful riverside views along the River Thames.

The location is ideal for families, with highly-rated schools, parks, and recreational facilities nearby. Offering a variety of shops, cafes, and restaurants to suit all preferences.

Regular markets and community events create a welcoming and lively atmosphere for residents. For those who enjoy outdoor activities, the surrounding countryside and river provide ample opportunities for walking, cycling, and boating.

Abingdon-on-Thames is also home to several sports clubs and a leisure centre. Transport links are outstanding, with convenient access to the A34, connecting to both the M4 and M40 motorways, making commuting to Oxford, Reading, and London hassle-free.

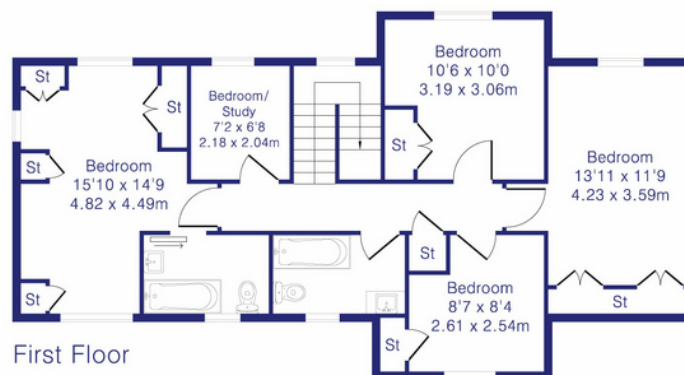
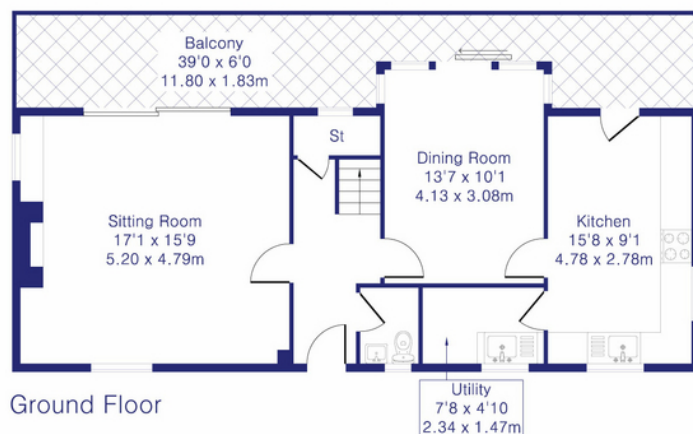
Public transportation is also well-served with frequent bus services and nearby train stations, including Didcot Parkway, which is approximately 8 miles away. Didcot Parkway offers a regular mainline connection to London Paddington in as little as 36 minutes



Approximate Gross Internal Area 1435 sq ft - 133 sq m

Ground Floor Area 698 sq ft – 65 sq m

First Floor Area 737 sq ft – 68 sq m



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