



North Quay, Abingdon Marina, OX14 5RY

Guide Price £965,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A well-designed and generously sized mid-terrace home in a quiet, waterside setting just a short walk from Abingdon town centre. Originally built as the show home for this award-winning marina development, it enjoys uninterrupted southerly views across the water, along with the rare advantage of a private mooring directly outside. The accommodation extends to approximately 2,224 sq ft (207 sq m) and is arranged over three floors.

The ground floor offers excellent living space, including a 27'5" dual-aspect living room with access to the terrace, a separate dining room, a well-laid-out kitchen, and a useful study or second reception room. A utility room connects directly to the attached double garage, which is fitted with remote-controlled roller doors. The ground floor also includes a cloakroom and two storage cupboards.

Upstairs, there are four well-proportioned double bedrooms. The main bedroom spans 17'3" x 15'1" and benefits from built-in storage and an en suite. Bedroom two also benefits from having an ensuite. A family bathroom serves the remaining rooms. On the top floor is a distinctive tower room — a bright, elevated space ideal for use as a home office, reading room, or hobby space, with wide views across the marina.

The house is fitted with high-speed fibre broadband and an Aqualisa power shower, which is under warranty until June 2026. Outside, there's space for off-street parking in addition to the garage. The waterside position offers a calm and attractive setting, with direct access to riverside walks and cycle routes.





Key Features

- Four double bedrooms, including a spacious principal suite with en suite shower room
- Large 27'5" dual-aspect living room with direct access to terrace and marina views
- Original show home of an award-winning waterside development
- Top-floor tower room — ideal for a study, workspace or reading room with panoramic views
- Private mooring with direct access from property
- Double garage with internal access
- Quiet, riverside location within walking distance of Abingdon town centre and transport links
- EPC Rating: C
- Council Tax Band: G



The Location

Abingdon Marina is a tranquil and picturesque riverside marina located just south of the historic market town of Abingdon-on-Thames.

Nestled along a peaceful stretch of the River Thames, the marina offers a charming setting with easy access to nearby walking and cycling routes. It is an ideal base for exploring the Thames by boat, or simply enjoying waterside living.

With its close proximity to Abingdon town centre—only a short walk or cycle away, residents and visitors can enjoy local shops, pubs, restaurants, and the vibrant weekly market.

The town also boasts historic attractions such as the 7th-century Abingdon Abbey ruins and riverside parks.

There is an excellent range of state and private schools catering for all ages.

The nearby A34 connects Northbound to Oxford (9 miles) and the M40, southbound to the M4. Didcot Parkway is located approximately 7 miles to the South, and provides a regular mainline connection to London Paddington in as little as 40 minutes.



Approximate Gross Internal Area 2270 sq ft - 211 sq m

Ground Floor Area 1312 sq ft – 122 sq m

First Floor Area 912 sq ft – 85 sq m

Observation Tower Area 46 sq ft – 4 sq m



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