



The Coach House 6 Gosling Court, Abingdon, OX14 1TT

Guide Price £325,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Originally constructed in the late 18th century, this unique home has been thoughtfully renovated throughout, blending period charm with modern convenience. The recent renovation includes a brand-new kitchen with contemporary fittings, an upgraded bathroom suite, new flooring throughout, replacement windows, a complete rewire, and the installation of an efficient new heating system. The result is a turnkey property that's ready to move into.

Internally, the accommodation comprises a welcoming hallway leading into a spacious open-plan kitchen and lounge area—ideal for modern living and entertaining. There are two well-proportioned bedrooms and a stylish family bathroom. Additional storage can be found in the loft space, adding practicality to the home. Externally, the property benefits from private off-street parking to the front, a rare feature in such a central location. Tucked away just off Bath Street, The Coach House enjoys a town-centre but private setting while still being within easy walking distance of shops, public transport links, and a range of local amenities. An annual estate charge of £300 applies.

Some material information to note:

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





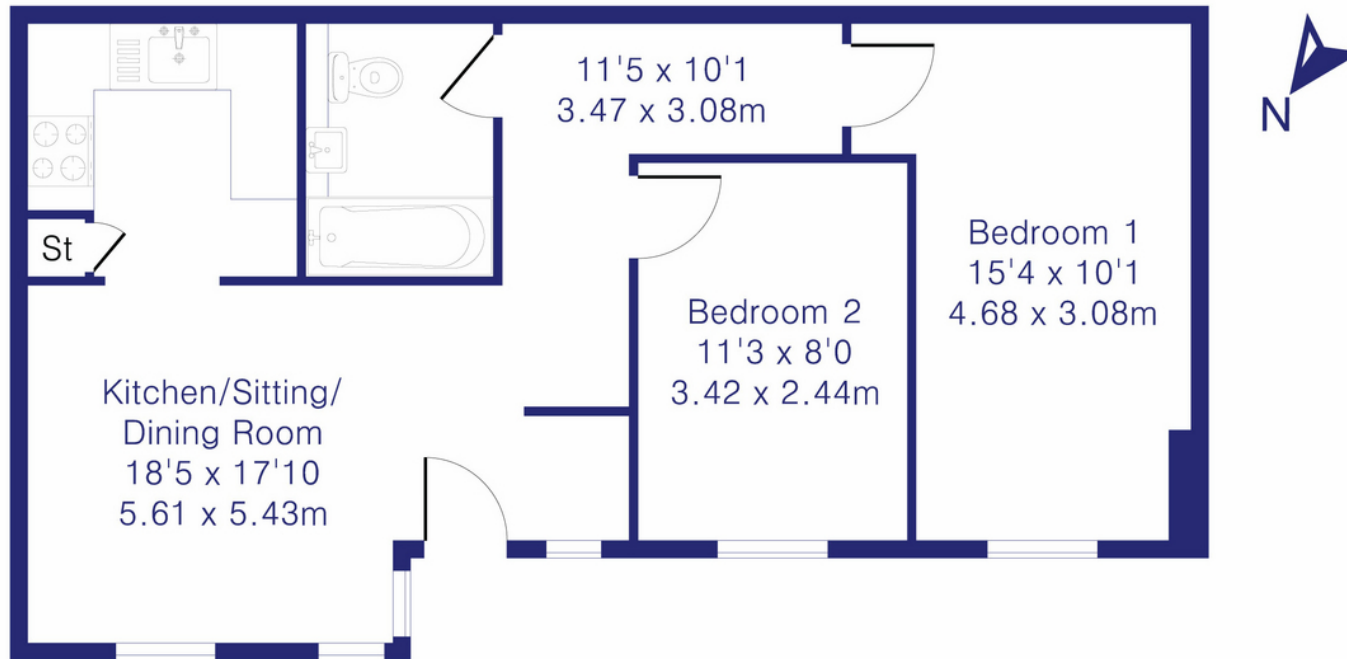
## Key Features

- Detached Two-Bedroom Bungalow
- Fully Renovated Throughout
- Stylish Kitchen & Family Bathroom
- Private Off-Street Parking
- Central Yet Quiet Location
- Close to Local Amenities
- EPC Rating: C
- Council Tax Band: D

## The Location

Abingdon on Thames is an historic market town offering a broad range of shopping, schooling and recreational amenities. Just 8 miles to the south of the University City of Oxford and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and connects to London Paddington in approximately 40 minutes.

Approximate Gross Internal Area 564 sq ft – 52 sq m



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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