



Alexander Close, Abingdon, OX14 1XA

Guide Price £535,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

This beautifully presented and thoughtfully extended four-bedroom detached home, offers spacious, flexible living in a sought-after location.

At the heart of the home is a stunning open-plan kitchen and dining area, recently converted to an exceptional standard. Designed for both everyday living and entertaining, the space features sleek contemporary units, quality integrated appliances, and extensive work surfaces. The bright, airy conservatory flows effortlessly from the kitchen, providing a stylish additional reception space with direct access to the garden.

The generous dual-aspect sitting room is flooded with natural light and enhanced by a charming log burner, creating a warm and inviting atmosphere. A welcoming entrance hall, a convenient downstairs cloakroom, and excellent built-in storage complete the ground floor accommodation. Upstairs, the master bedroom is a luxurious retreat, benefiting from modern fitted wardrobes and a sleek en-suite shower room. Three further well-proportioned bedrooms offer flexibility for family life, working from home, or hosting guests. A contemporary family bathroom, complete with a bath and powerful overhead shower, serves the remaining bedrooms.

Outside, the beautifully planted rear garden offers a peaceful and private setting, with patio and lawned areas. The fully insulated garage provides versatile space for hobbies, a workshop, or even a home gym, while additional driveway parking adds to the convenience.

This exceptional home combines space, style, and practicality, all within easy reach of local amenities, schools, and excellent transport links.







## Key Features

- Stunning open-plan kitchen/dining area
- Stylish year-round conservatory
- Spacious dual-aspect sitting room with log burner
- Master bedroom with fitted wardrobes and en-suite
- Contemporary family bathroom with bath and power shower
- Beautifully landscaped rear garden
- Insulated garage and driveway parking
- EPC Rating ? - Council Tax Band E







## The Location

Nestled in a peaceful cul-de-sac, Alexander Close offers a highly sought-after location in the heart of Abingdon, Oxfordshire. This quiet residential area provides the perfect balance of tranquillity and has easy access to local amenities, making it an ideal choice for families and professionals alike.

The property is conveniently close to a variety of well-regarded schools, including Long Furlong Primary School, just 400 yards away, and Fitzharrys School, around 0.8 miles from your doorstep. For healthcare needs, the Long Furlong Medical Centre is only 330 yards from the close.

Abingdon's bustling town centre is just a short distance away, offering a wealth of shops, restaurants, and recreational facilities. Public transport links are excellent, with regular bus services connecting you to Abingdon and surrounding areas.

Alexander Close is also well-connected by road, with easy access to the A34, providing a direct route to Oxford and beyond, making commuting or weekend trips a breeze.

With its family-friendly atmosphere, excellent local amenities, and convenient transport links, Alexander Close is the perfect place to call home.



## Approximate Gross Internal Area 1349 sq ft - 126 sq m

Ground Floor Area 655 sq ft – 61 sq m

First Floor Area 567 sq ft – 53 sq m

Garage Area 127 sq ft – 12 sq m



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