



Victoria Road, Abingdon, OX14 1DQ  
Guide Price £750,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A rare opportunity to acquire this substantial and characterful Victorian residence, offering nearly 2,000 sq ft of versatile living space across four floors. Situated within the prestigious Albert Park conservation area, the property combines timeless period charm with practical modern touches, all within walking distance of Abingdon town centre and the open green space of Albert Park.

The home retains a wealth of original features, including a beautifully tiled entrance hall, ornate fireplaces, sash windows, and stunning stained-glass double doors. The bay-fronted living room provides an elegant yet cosy space, while the spacious kitchen/dining room at the rear is a true highlight — complete with a vaulted ceiling, fitted units, and French doors opening to the private rear garden.

Spread across the upper floors are four bedrooms, a stylish family bathroom, and a top-floor cloakroom, offering excellent flexibility for growing families or those needing guest space. The lower ground floor adds a practical and adaptable dimension, with a converted basement room ideal as a home office, media room, or playroom.

The enclosed rear garden is well-maintained and enjoys a good degree of privacy — perfect for entertaining or quiet relaxation.

Offered with no onward chain, this is a standout period home in one of Abingdon's most desirable locations.







## Key Features

- Substantial four-storey Victorian home with nearly 2,000 sq ft of space
- Sought-after location in the Albert Park conservation area
- Retains original features including fireplaces, stained glass, and tiled hallway
- Spacious kitchen/dining room with vaulted ceiling and garden access
- Versatile basement room ideal as an office, studio, or playroom
- Four well-proportioned bedrooms, family bathroom, and top-floor cloakroom
- Walking distance to parks, excellent schools, and Abingdon town centre
- Council Tax Band D - EPC Rating E





## The Location

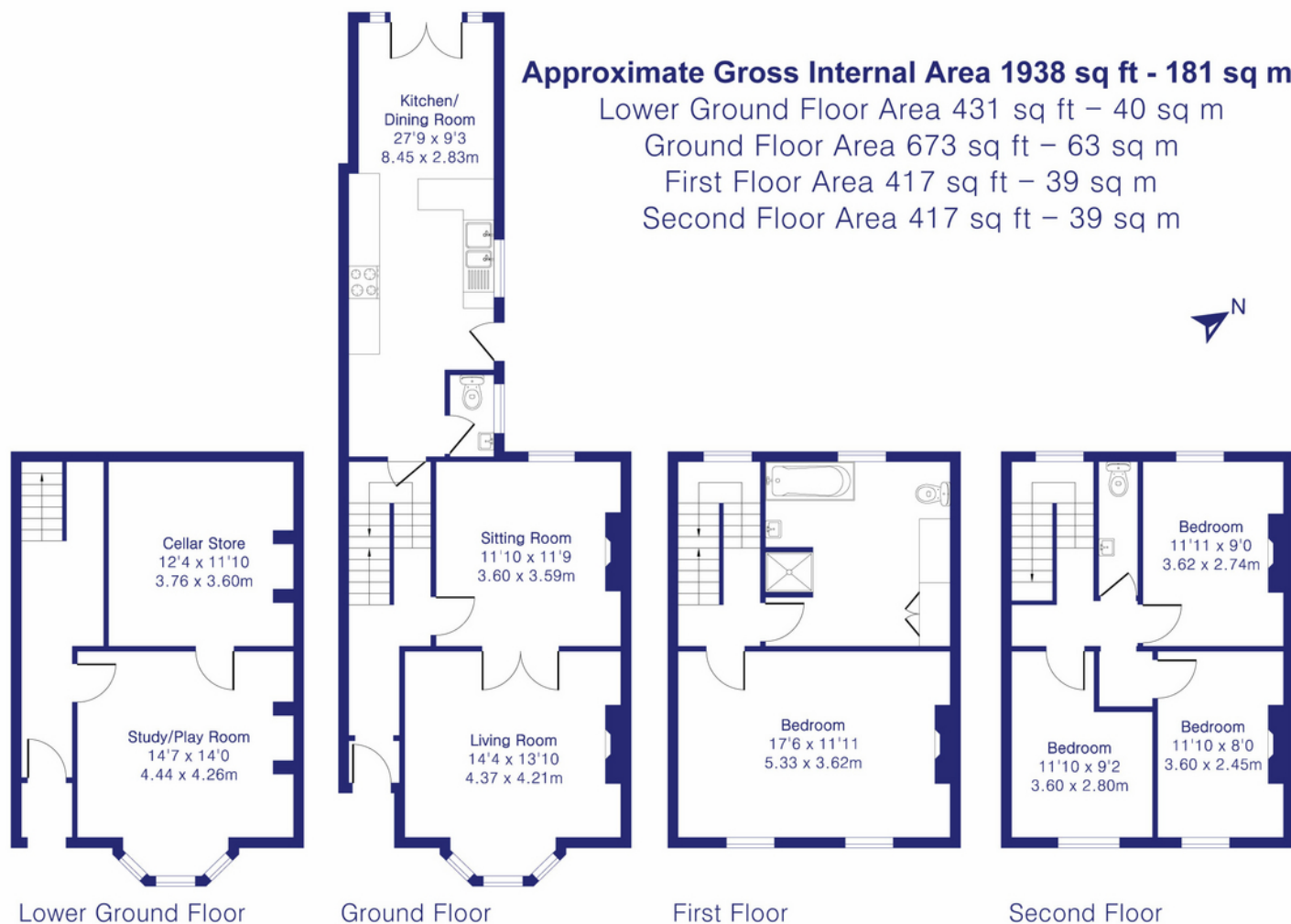
Victoria Road enjoys a prime position within the highly sought-after Albert Park conservation area in Abingdon, known for its elegant period homes and tranquil setting. The property is just a short walk from Albert Park, ideal for outdoor leisure, and Abingdon town centre, which offers a wide range of independent shops, cafés, restaurants, supermarkets, and other essential amenities.

The location is particularly popular with families due to its proximity to highly regarded schools, including St Nicolas Primary School, John Mason School, and Our Lady's Abingdon, with Abingdon School, St Helen and St Katharine, and The Manor Preparatory School also nearby.

Excellent transport links provide easy access to Oxford, Didcot Parkway (for fast London connections), and the A34/M4 corridor, making this a convenient location for commuters and families alike.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: On road parking.
- Broadband Coverage: Ultrafast 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: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.





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**Abingdon Office**  
51 Stert Street, Abingdon  
Oxfordshire, OX14 3JF

T 01235 538000  
E [abingdon@thomasmerrifield.co.uk](mailto:abingdon@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



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