



Little Howe Close, Radley Abingdon, OX14 3AJ  
£700,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An all-embracing 4 double bedroom detached family residence occupying lovely corner plot gardens in a peaceful cul-de-sac, within a highly regarded and extremely well-located village. Providing 1631 sq ft of thoughtfully arranged, and comfortably proportioned light and airy accommodation, which has been much improved and incorporates a range of impressive features. In addition, there is a 400 sq ft (18'3 x 16' detached double garage with multi-purpose 16' x 6'1 garden room attached; accessible via the garage and separately. Fabulous 22' fitted and equipped kitchen/breakfast room, stylish white sanitary ware, high quality wood panelled flooring, excellent electrical specification, versatile conservatory/sun lounge.

The gardens form a most attractive feature of the property, with a predominately southerly rear garden offering a high degree of privacy. Laid prominently to lawn with well stocked and meticulously tended flower and shrub borders, timber pergola with established grape vine providing a genuine sense of well-being.

### Material Information

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & garage
- Broadband Coverage: Superfast 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.





## Key Features

- Replacement double glazed windows
- Gas central heating (radiators)
- Double garage and attached 16'3 garden room
- Delightful corner plot gardens
- Council Tax band: F
- EPC Rating: C



## The Location

Pleasantly and conveniently located within a well-established wide-open cul-de-sac within Radley; a highly sought after medium size village, providing a community store, pub/restaurant, church, primary school, community centre, renewed Radley College, regular transport, nearby Peachcroft Farm shop/restaurant and branch line station connecting to Oxford and Didcot Parkway, which in turn provides a regular mainline connection to London Paddington, in as little as 36 minutes. Abingdon on Thames is just two miles south proving comprehensive shopping, schooling and recreational amenities. Oxford is just 7 miles to the north. The nearby A34 connects northbound to the M40, southbound to the M4.

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

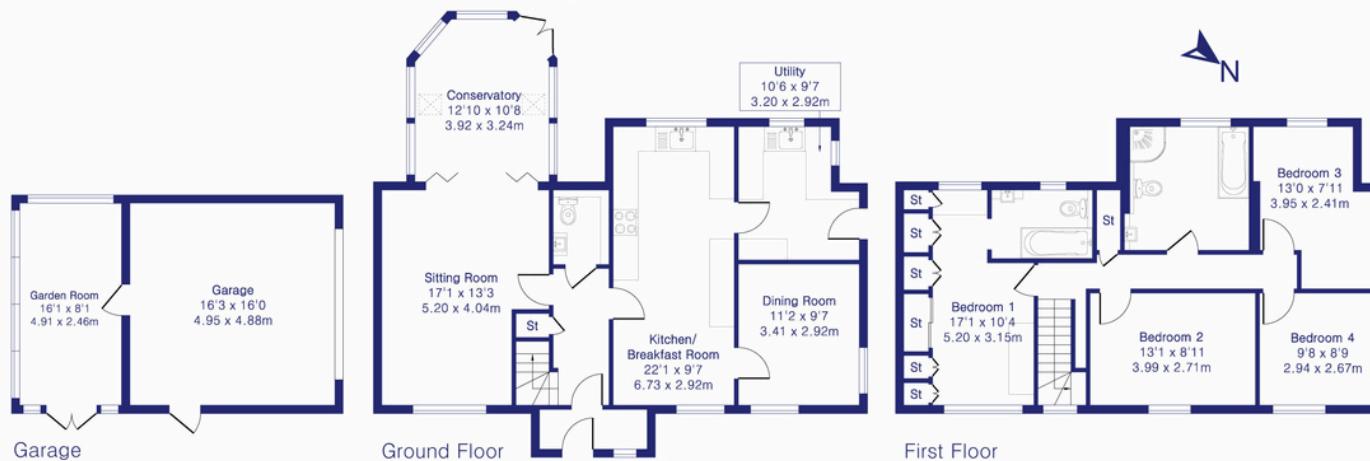
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Approximate Gross Internal Area 2031 sq ft - 188 sq m

Ground Floor Area 895 sq ft - 83 sq m

First Floor Area 736 sq ft - 68 sq m

Garage Area 400 sq ft - 37 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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