



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 providing 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.

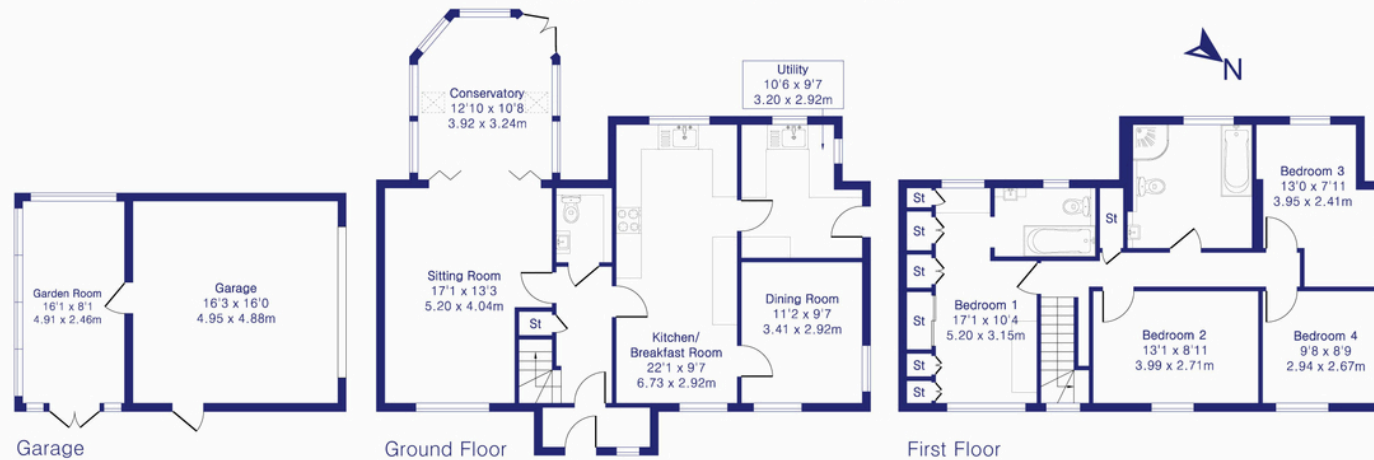


Approximate Gross Internal Area 2031 sq ft - 188 sq m

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



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