



THOMAS

8 Boxhill Walk, Abingdon, OX14 1HD

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This well-kept three-bedroom ex-Harwell house sits on a generous plot in a popular area, known for its solid build and extension potential (STP).

The ground floor includes a porch, hallway, cloakroom, sitting room, and a dining room with French doors to the south-facing garden. The kitchen has a larder and utility cupboard, plus a separate utility room with access to a ground-floor shower room.

Upstairs are three bedrooms, all with built-in wardrobes, and a modern shower room. The 2nd bedroom also has a fitted wash basin.

Outside, the spacious rear garden features lawn, patio, mature planting, a greenhouse, shed, and a conservatory behind the garage. A covered side passage with external tap leads to the garage (with power and light), and there's driveway parking and a large front lawn.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & single garage.
- 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: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Quiet residential location in North Abingdon
- Easy access to Abingdon town centre and Oxford
- Well-regarded local schools nearby
- Good transport links via A34 and regular bus routes
- Spacious and well-maintained accommodation
- Private rear garden and driveway parking
- Close to parks, shops, and local amenities
- Excellent potential to extend or update (subject to planning)
- EPC Rating D - Council Tax Band D

The Location

Boxhill Walk is a quiet residential road located within a well-established and popular area of North Abingdon. It offers easy access to a range of local amenities, including shops, parks, and well-regarded primary and secondary schools. The area is well-connected, with convenient bus routes into Abingdon town centre and Oxford, while the nearby A34 provides quick links to the wider road network, including the M40 and M4.

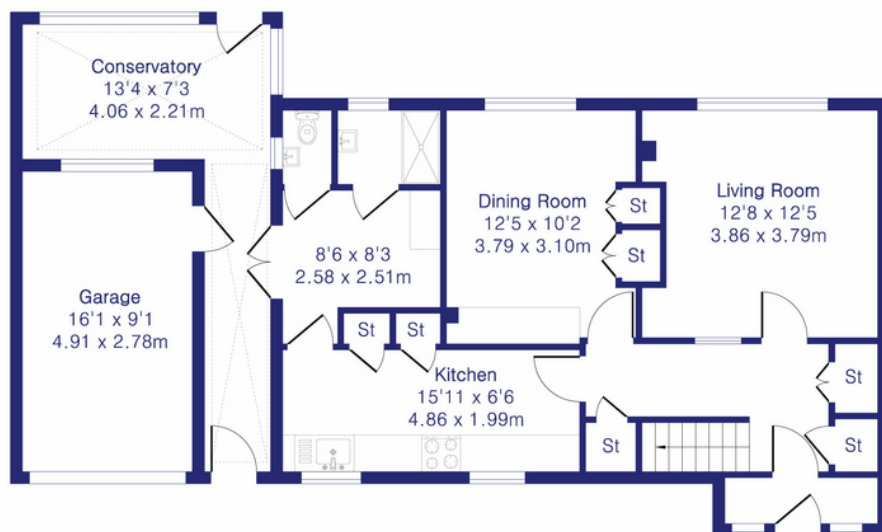
Residents enjoy a mix of green spaces and local facilities, making it an ideal setting for families and professionals alike. The nearby Thames Path and countryside walks add to the appeal, offering a balance of town convenience and outdoor lifestyle.



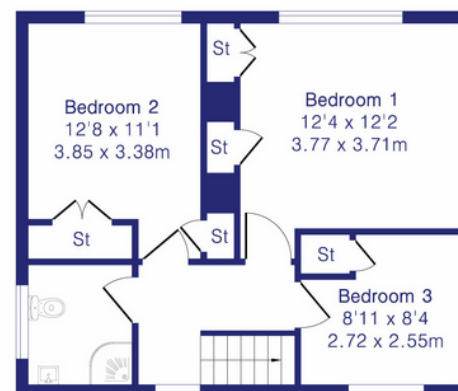
Approximate Gross Internal Area 1423 sq ft - 133 sq m

Ground Floor Area 975 sq ft – 91 sq m

First Floor Area 448 sq ft – 42 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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