



Radley Road, Abingdon, OX14 3PP

Offers In Excess Of £1,250,000 Freehold

THOMAS  
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SALES LETTINGS









## The Property

Set behind electric gates on one of Abingdon's most desirable roads, this well-proportioned, four bedroom, detached home sits on a wide, private plot with mature front gardens and a sweeping driveway offering ample parking. The house enjoys excellent curb appeal, with a double garage and side access to both sides. Inside, oak parquet flooring flows throughout the ground floor, which includes a large, well-equipped kitchen with Corian worktops, Lacanche range, premium appliances, and a central island, as well as a utility room with matching storage. The main reception room, with a Clearview woodburning stove, runs the full depth of the property and opens into a vaulted orangery leading directly out to the raised patio area. A separate dining room and a cloakroom complete the ground floor. There is a lovely sense of flow and continuity throughout the property. Upstairs, all four bedrooms are generous doubles. The main bedroom includes John Lewis of Hungerford built-in wardrobes and a spacious en-suite, while the remaining bedrooms are served by a well-appointed four-piece family bathroom. The landing is bright and welcoming, with neutral carpets continuing throughout the first floor. The loft is fully boarded and offers excellent potential for conversion, subject to planning. Additional features include air conditioning, solar panels with battery storage, double glazing throughout, and quality finishes across all rooms. There is also scope to extend the property to the front, sides or rear.



The rear garden is a standout feature, private, beautifully landscaped, and ideal for outdoor living. A wide lawn is surrounded by a variety of mature trees and planting. At its centre lies a swimming pool, heated by an air source heat pump, which uses solar generated electricity, and is bordered by a matching patio, manicured hedging, and a raised seating area with glass balustrade. A gravelled courtyard off the kitchen gives easy access to the garden and garage.





## Key Features

- Gated entrance with large driveway and double garage
- Spacious, well-planned layout including a full depth lounge and large kitchen.
- Private, landscaped rear garden with swimming pool and raised patio.
- Four true double bedrooms with principle bedroom including en-suite and built in wardrobes
- Extension potential to the loft, the front, the side and the rear (stp).
- Solar Panels with battery & air conditioning included.
- Prime location near schools, town and public transport with links directly into Oxford and Didcot Parkway.
- EPC Rating: C
- Council Tax Band: G





## The Location

The property is ideally placed for local schooling, including St Edmund's Primary and other well-regarded state and independent schools such as Our Lady's Abingdon, St Helen and St Katharine, and Abingdon School.

A wide range of local amenities including a Waitrose, shops, cafés, pubs, gyms, and leisure facilities, are all easily accessible on foot. Well connected by public transport to Oxford and Didcot Parkway (38 minutes to London, Paddington), Radley Road is one of the town's most sought after addresses, making this a superb family home in an enviable location.

Material Information to note:

- Utilities: Mains Gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway & double garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Right of Ways/Easements: None.
- Restrictions & Covenants: General covenants apply. Ask agent for more details.
- Building Safety / Planning Issues: None.

The vendors have advised that there is no asbestos present in the property. 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.

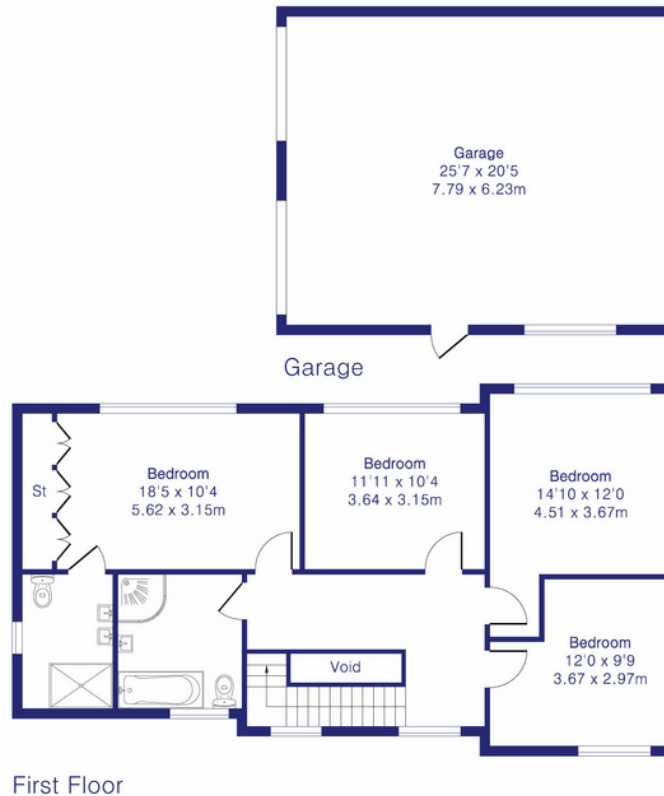
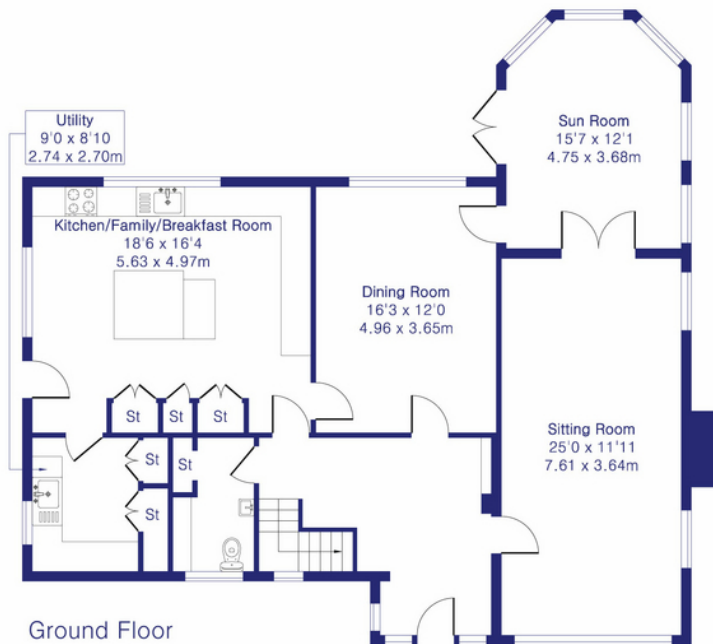


**Approximate Gross Internal Area 2207 sq ft - 204 sq m  
(Excluding Garage)**

Ground Floor Area 1300 sq ft – 120 sq m

First Floor Area 907 sq ft – 84 sq m

Garage Area 522 sq ft – 48 sq m



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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