



Rose Avenue, Abingdon, OX14 1XX

Guide Price £695,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An exceptional four-bedroom detached home offering generous and versatile accommodation, set within beautifully landscaped gardens in one of Abingdon's most desirable locations.

This impressive residence combines contemporary comfort with a sense of space and style. The ground floor features a welcoming entrance hall, a bright double-aspect sitting room with access to the conservatory, and a formal dining room ideal for entertaining. The modern fitted kitchen offers ample workspace and connects to the dining room. A dedicated study, utility room, and cloakroom add everyday practicality.

Upstairs, the principal bedroom benefits from its own en-suite shower room, complemented by three further double bedrooms and a family bathroom.

Outside, the landscaped rear garden provides a private and tranquil setting with a wide lawn, mature borders, and a generous patio terrace perfect for outdoor dining. A double garage with electric door and private driveway complete this outstanding family home.





Key Features

- Four generously sized double bedrooms (Master en-suite)
- Two main reception rooms plus a dedicated Study
- Bright Conservatory overlooking the garden
- Well-fitted Kitchen and separate Utility Room
- Scope for cosmetic modernisation
- Private Double Garage with electric door
- Beautifully landscaped, mature rear garden
- Excellent location for families and commuting
- EPC Rating D - Council Tax Band F



The Location

Rose Avenue is a popular and well-established residential area within easy reach of Abingdon town centre. The location offers a peaceful setting with convenient access to shops, cafés, parks, and excellent local schools including Fitzharrys and John Mason.

Commuters benefit from regular bus services to Oxford, Didcot, and Milton Park, while the nearby A34 connects to the M4 and M40. Didcot Parkway station also provides mainline services to London Paddington in under an hour.

A great location combining convenience, community, and easy access to everything Abingdon has to offer.

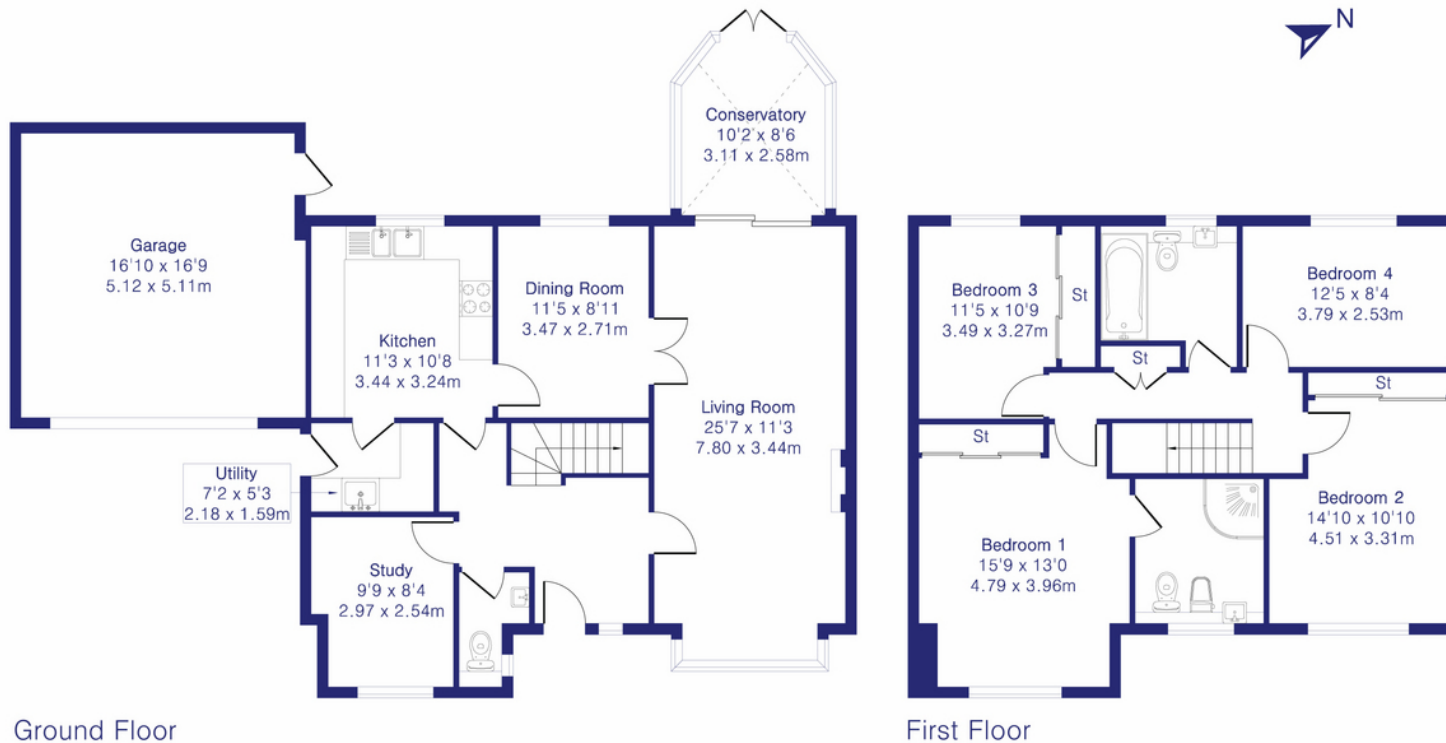
- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Double garage & private driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None 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.

Approximate Gross Internal Area 1939 sq ft - 181 sq m (Including Garage)

Ground Floor Area 880 sq ft – 82 sq m

First Floor Area 781 sq ft – 73 sq m

Garage Area 278 sq ft – 26 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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