



Oxford Road, Abingdon, OX14 2AE

Guide Price £800,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A well-maintained, double bay-fronted four-bedroom detached family home, set on a generous plot in the highly sought-after Oxford Road area of Abingdon. This established property offers excellent potential for modernisation, extension, or reconfiguration (subject to the usual planning permissions), making it an ideal opportunity for buyers looking to create their perfect family home.

The accommodation opens with an entrance porch and welcoming hallway, leading into a spacious sitting room with a limestone fireplace and gas fire, a bay window, and patio doors opening onto the rear garden. A separate dining room, also with a front-facing bay window, provides a versatile space for entertaining. The kitchen/breakfast room connects to a practical rear lobby and a cloakroom with WC and wash hand basin.

On the first floor, four generously sized bedrooms and a family bathroom are arranged off a central landing, offering flexible accommodation for families of all sizes.

Externally, the property boasts a large, established rear garden providing privacy and space for outdoor living. A useful outbuilding with power and light and a separate garage add further practicality. To the front, a wide driveway offers parking for approximately three vehicles and complements the broad frontage of the property.

A rare opportunity to acquire a spacious family home with significant potential in one of Abingdon's most desirable locations.





Key Features

- Well-maintained four-bedroom detached family home
- Double bay-fronted property with generous plot
- Spacious sitting room with limestone fireplace and patio doors
- Separate versatile dining room with bay window
- Kitchen/breakfast room with rear lobby and cloakroom
- Four generous bedrooms and family bathroom on first floor
- Large, established rear garden with outbuilding and garage
- Driveway parking for approximately three vehicles, broad frontage
- EPC Rating D - Council Tax Band D



The Location

situated in one of Abingdon's most desirable residential areas, known for its tree-lined streets, attractive family homes, and convenient proximity to local amenities. The property is within easy reach of the town centre, offering a range of shops, restaurants, cafes, and supermarkets, including the popular Waitrose.

Families will benefit from excellent local schools, parks, and recreational facilities, while transport links are convenient, with easy access to the A34, connecting to Oxford, Didcot, and the wider region. Oxford Road combines a peaceful, established residential feel with the convenience of nearby amenities, making it a sought-after location for both families and professionals.

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

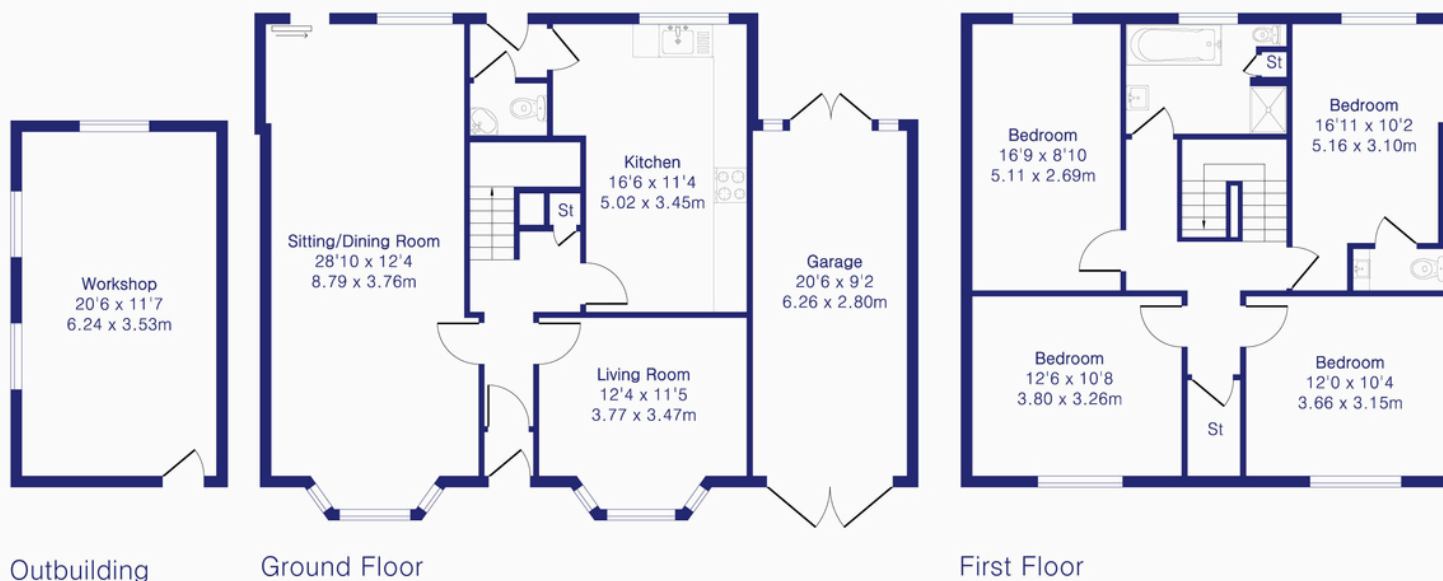


**Approximate Gross Internal Area 1742 sq ft - 162 sq m
(Excluding Outbuilding)**

Ground Floor Area 982 sq ft – 91 sq m

First Floor Area 760 sq ft – 71 sq m

Outbuilding Area 237 sq ft – 22 sq m



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