



2 Neave Mews, Abingdon, OX14 5FP

Guide Price £445,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated just off West St Helen's Street within a gated, private development, this three-bedroom, three-bathroom townhouse is offered with no onward chain and provides an excellent opportunity for families, professionals, or anyone looking to enjoy life in the heart of Abingdon.

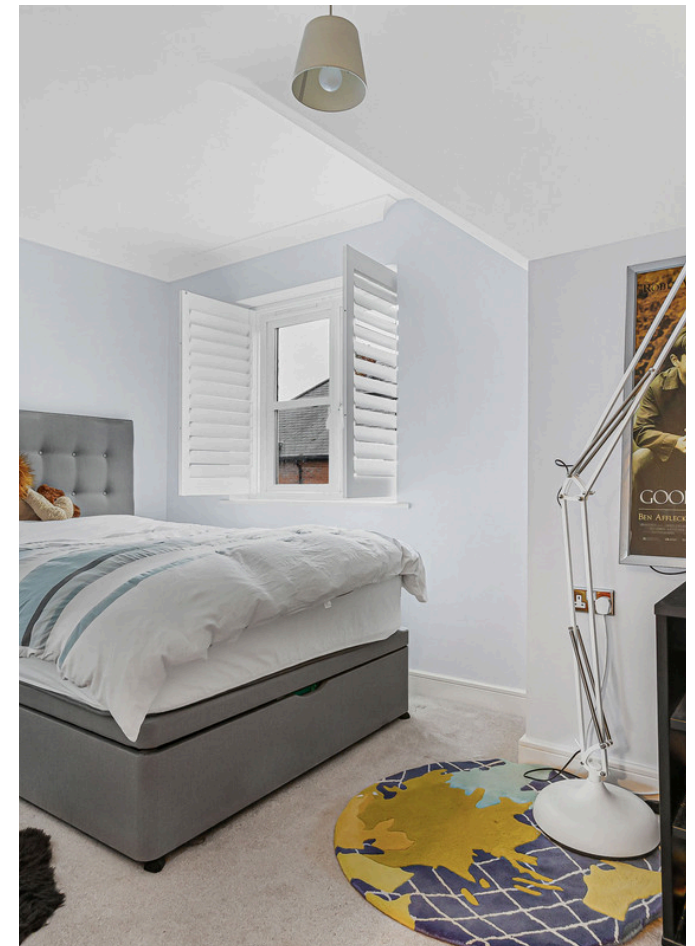
The ground floor features a welcoming entrance hall with a W/C and practical space for shoes and coats. A spacious lounge—formerly the garage—leads through to a double bedroom, a utility room, and a bathroom. This configuration offers great versatility and can be used as a guest suite, home office, or private living area.

On the first floor, a generous reception room serves as both a formal lounge and dining area, complete with a Juliet balcony overlooking the rear. The well-appointed kitchen is also located on this level and includes space for a breakfast table. It has been thoughtfully updated, offering ample storage, a breakfast bar, built-in appliances, and sleek quartz worktops.

The second floor hosts two further double bedrooms, one of which benefits from an en-suite shower room. A modern family bathroom completes the accommodation.

Allocated parking is available to the rear of the property.





Key Features

- A versatile and larger than average Town House in Abingdon
- Garage converted to include large reception room
- Three double bedrooms & three bathrooms
- Allocated parking to the rear
- Within a gated, private development
- Within walking distance to local amenities
- EPC Rating: C
- Council Tax Band: E

The Location

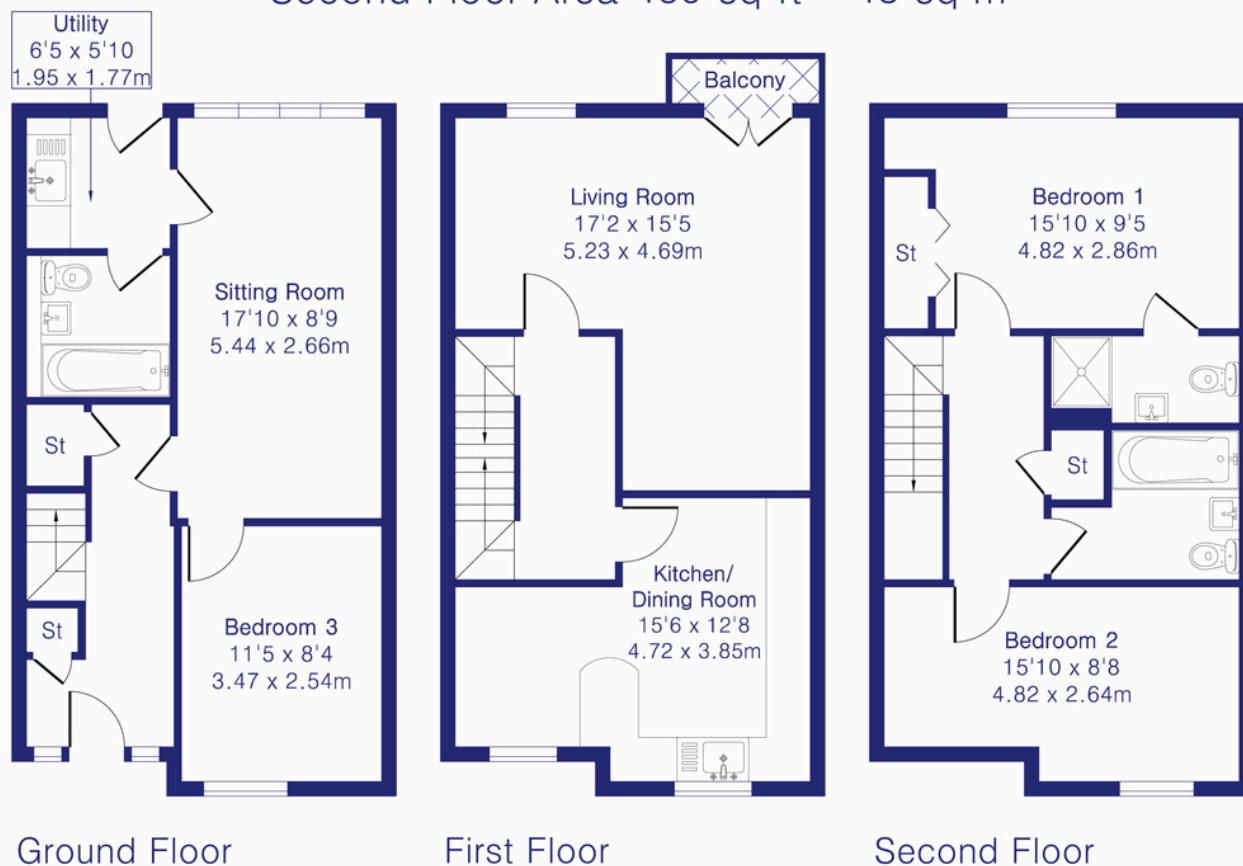
Neave Mews is a peaceful, tucked-away development in the heart of Abingdon-on-Thames, offering excellent access to the town's shops, cafés, historic market square and scenic riverside walks. Its central location provides convenient links to the A34, Oxford and Didcot Parkway, making it ideal for commuters as well as those who want to enjoy Abingdon's combination of character, community and modern amenities.

Approximate Gross Internal Area 1377 sq ft - 129 sq m

Ground Floor Area 459 sq ft – 43 sq m

First Floor Area 459 sq ft – 43 sq m

Second Floor Area 459 sq ft – 43 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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