



22 Radley Road, Abingdon, OX14 3PQ

Guide Price £695,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A distinctive Edwardian (1901 built) four double bedroom semi-detached family residence, offering larger accommodation than its handsome appearance would suggest, and providing a high degree of versatility over its ground, first and second floors. Complimented by approx 85ft southerly rear gardens, safely enclosed for children and pets, with a high degree of privacy and a greater sense of calm and well-being than would normally be associated with a property within such close proximity of the town centre. There is also a detached 12'2 x 11' outhouse (plus adjacent store) with light and power, and a 17'9 x 11'3 covered decked seating area, ideal for alfresco entertaining. Features associated with its period are very much in evidence, including heightened ceilings to ground and first floor (ample second floor headroom), original panelled interior doors,, ornate coved ceilings, fireplaces and picture rails. In addition, the property provides gas central heating to radiators and square paned replacement double glazed windows. There are three reception rooms including a bay fronted sitting room of significant character, and a 20ft through kitchen/breakfast room in addition to a cloakroom/utility. Four genuine double bedrooms and family bathroom.



- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway.
- Broadband Coverage: Basic to 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: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.





## Key Features

- Edwardian Heritage (Built 1901) – Retains period charm with original features.
- Four Double Bedrooms – Spacious and versatile accommodation.
- Three Reception Rooms – Includes a bay-fronted sitting room.
- Storage space added throughout including fitted wardrobe in the main bedroom, and under the stairs on both floors.
- 20ft Kitchen/Breakfast Room – Ideal for family living.
- 85ft South-Facing Garden – Private and enclosed.
- High Ceilings & Period Details – Ornate coving, fireplaces, and panelled doors.
- Hardstanding for two cars + EV charging point

## The Location

Conveniently situated in a favoured non-estate location, forming part of a row of substantial Edwardian semi-detached family homes, all benefiting from good-sized southerly facing gardens. The property is a short walk into Abingdon's town centre with easy access to shopping and recreational facilities and an excellent range of state and private schools catering for all ages.

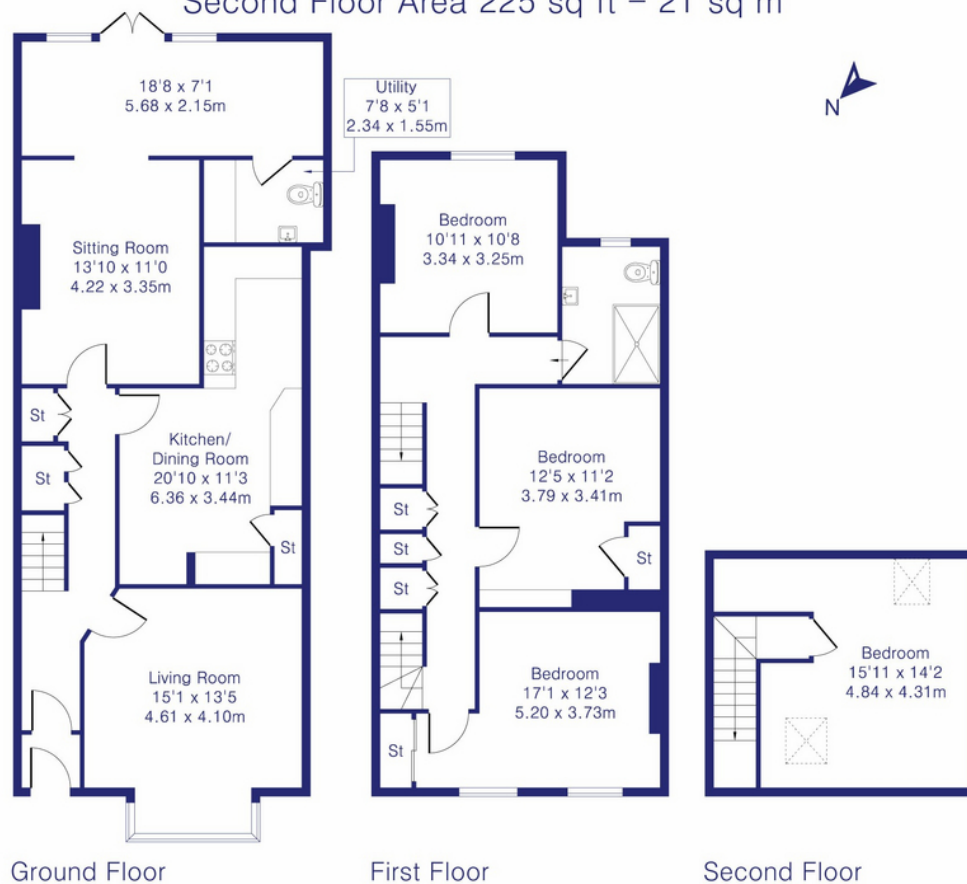
The nearby A34 connects northbound to Oxford city centre (c.6.8 miles) and the M40, southbound to the M4. For commuters, the closest railway stations are Radley (c.2 miles) and Didcot Parkway (c.8 miles), the latter providing a regular mainline connection to London Paddington in as little as 36 minutes.

## Approximate Gross Internal Area 1698 sq ft - 158 sq m

Ground Floor Area 835 sq ft – 78 sq m

First Floor Area 638 sq ft – 59 sq m

Second Floor Area 225 sq ft – 21 sq m



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