



East St. Helen Street, Abingdon





Riverside House

A well-located family home with beautiful gardens backing on to The River Thames.



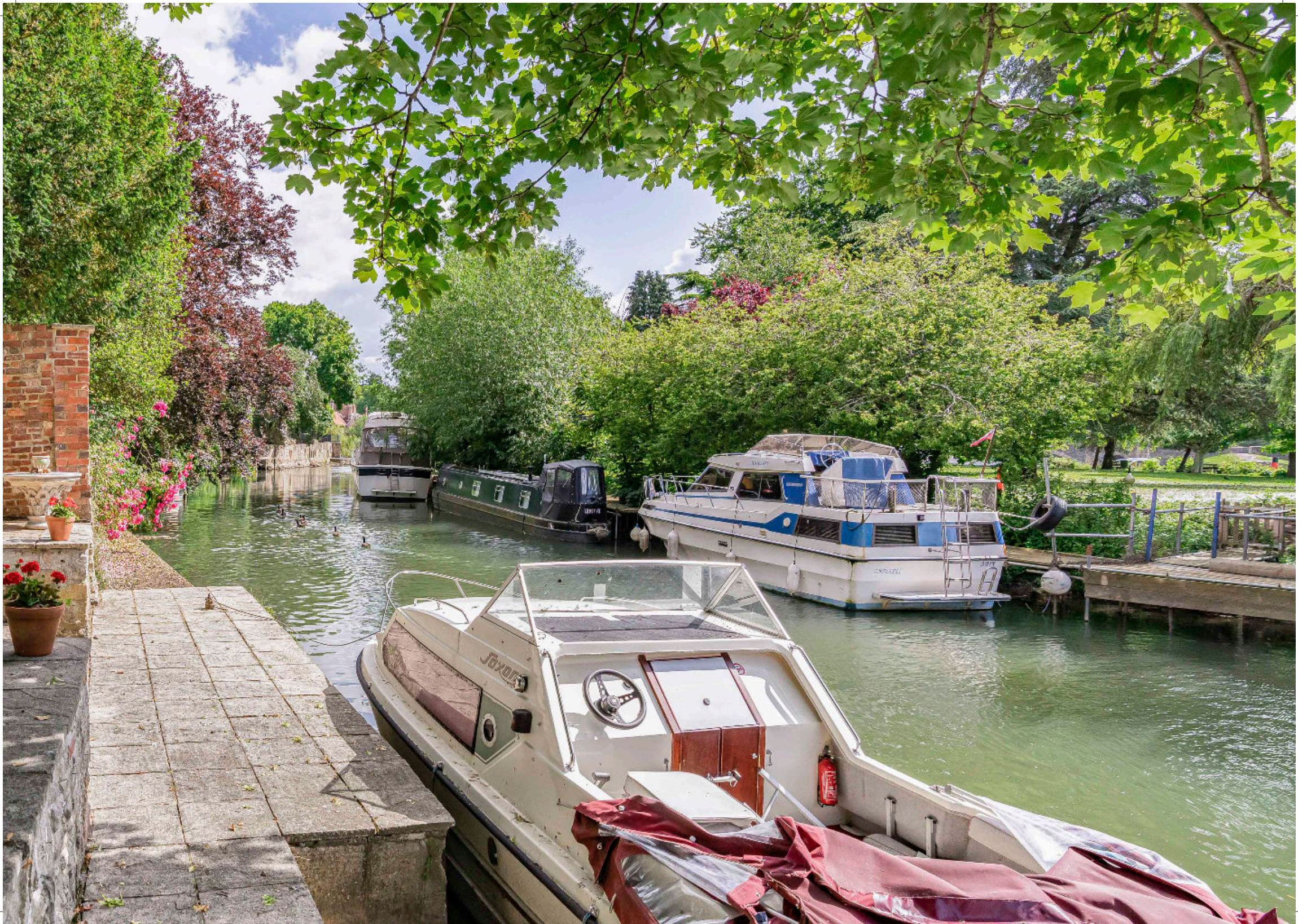
Guide price: £2,000,000

Tenure: Available freehold

Local authority: Vale of White Horse District Council

Council tax band: G





The Property

Riverside House is a Grade II listed home dating back to the 17th century with private riverside access and mooring. Having been refurbished and extended in recent years, the home offers over 3500 sqft of light and versatile space, focused on enhancing the picturesque views of the garden and The River Thames.

The front door opens to an entrance hall, which further leads to a kitchen, refitted in 2018, and stairs opening to the hub of the home, an open plan sitting room, which benefits from large Bifold doors spanning the east-facing wall going out on to the terrace, oak flooring and a large fireplace with a wood burning stove within. The garden/dining room is a wonderful space, and like the sitting room, it has bifold doors to both southerly and easterly aspects, opening up onto the terrace, creating a contemporary and social space. There is also a snug, utility, cloakroom, and a cellar, with wooden wine racking to one wall; these can all be found in the original part of the property, which was once two cottages.

The first floor has three double bedrooms and two bathrooms. One is the dual-aspect principal bedroom, with built-in wardrobes and an ensuite. A winding staircase with exposed beams within the eaves of the house accesses the second floor. There are two good sized bedrooms, a sitting room, shower and cloakroom. As well as being two cottages, Riverside House is also formally known and used for a boat building yard, garage, and coal merchants. The brick build garden store has power, and subject to the correct permissions, would make an excellent detached office. The Gate lodge is currently used as storage however it still houses a small iron fireplace with an Ancient iron safe above.

One of the highlights is the well-tended, mature rear gardens and views beyond, which command your attention from the moment you enter the full-height wooden and iron gate. Comprising of large stone terracing with Wisteria along the house's southern side and terrace, red brick and stone walling, stepping down to a lawn leading to the Riverside, where you have a terrace seating area and mooring. The garden has an array of colours, with the borders being well stocked with shrubs and roses. A pump from the river provides all the water for garden irrigation.





Location

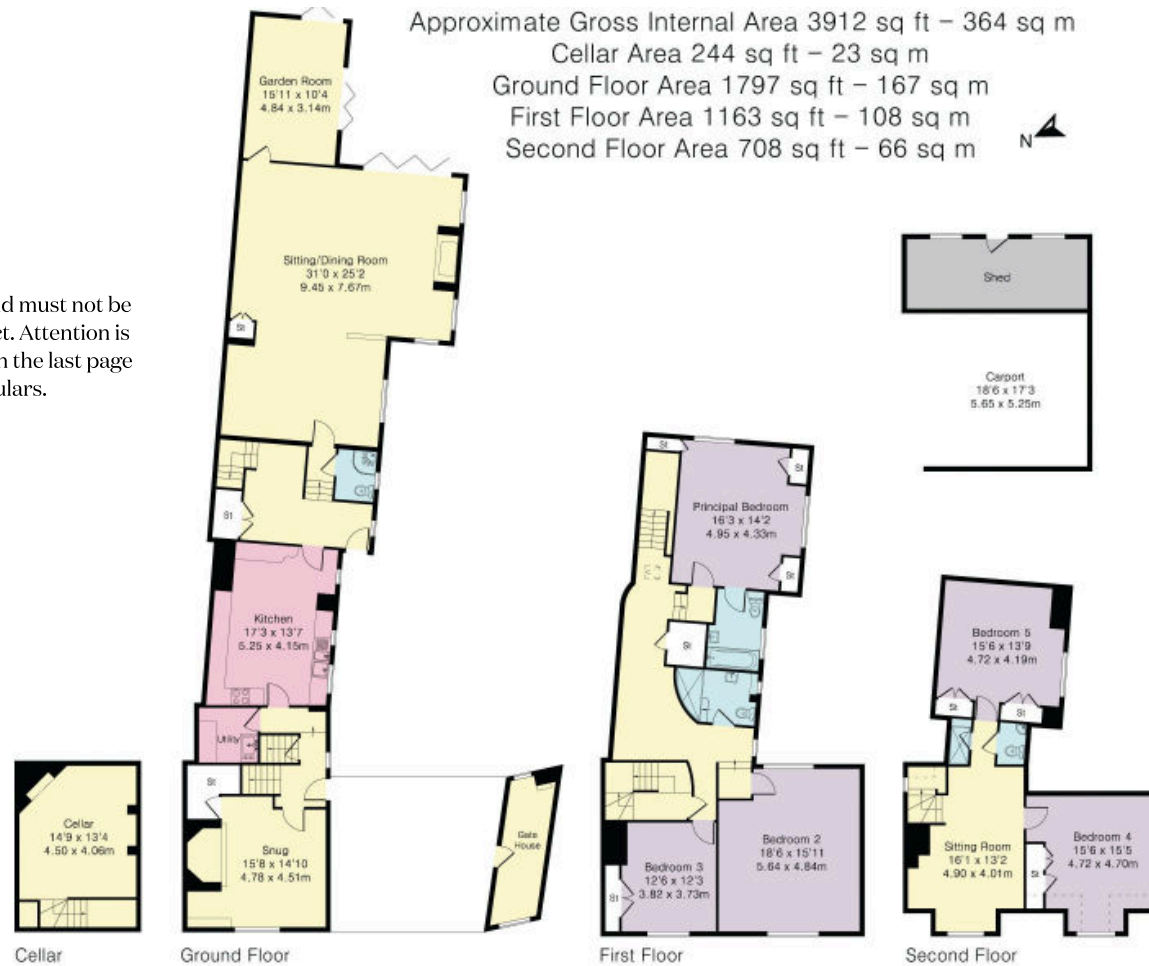
Abingdon is becoming an increasingly popular town, which benefits from an extensive range of schools and amenities. Riverside House sits in an elevated position in the centre, on East St Helen Street. The location offers the best of both worlds, being close to the weekly market and monthly farmers market, two supermarkets, a leisure centre and Tilsley Park but also riverside footpaths and trails, Abingdon rugby and Rowing club.

Communications are marvelous with the A34 within a short drive linking to the M40 and M4, and also Didcot Parkway Station offering a fast train service to London Paddington in about 35 minutes. Heathrow Airport is located via the A34 and M4.

Schools in the area are highly regarded, including St Helen's and St Katharine's, St Hugh's, The Manor School and Abingdon Prep School within easy reach. Christchurch, Magdalen College, St. Edward's, Radley College, and The Dragon can be found in Oxford.



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