



Oliver  
James



# Woodley Close, Abingdon, OX14 1YH

**£700,000**

## Description

The property has been extended and re-modelled with all rooms updated with a contemporary style to create an impressive detached family home offering over 1900 sq ft of space in North Abingdon.

The first impression as you enter the house is the feeling of space with a light and airy reception hall which accesses all ground floor rooms and this feeling continues with your journey through the four double bedrooomed, three bath/shower room detached house.

The ground floor features a 29ft Kitchen/dining room with a quality finish and integrated appliances, 16ft square reception room with bi-fold doors, conservatory, utility room and cloakroom. There is also a door accessing the smaller integral garage.

On the first floor there are four double bedrooms, two with en-suite shower rooms and a large family bathroom with bath and separate corner shower.

The property has double glazing and has gas central heating.





Outside the property there is a small front garden, driveway parking with an electric roller door giving access to the garage.

Side access leads to the rear garden which has a block patio, storage shed and area of lawn. In our opinion a must to view to compare with the new homes being built in the area.

### Location

The property is situated on the northern side of Abingdon town centre and quick access to the A34.

The market and river side town of Abingdon is situated c.6 miles to the south of Oxford and within easy reach of Didcot Station (c.8 miles) where London (Paddington) is reachable in 35 minutes.

Within the town there are good leisure and shopping facilities, numerous well regarded state and private schools and Frilford Heath and Drayton golf courses close by. The property is close to bus stops and Tilsley Park and Abbey Meadow, White Horse leisure and tennis centre also nearby.



### Agents Notes

The property is Freehold and benefits from mains gas, electricity and drainage. The council tax is band E with the Vale White Horse DC and the EPC rating is C.

Normal developers covenants exist on the property. The current owners use o2 for both broadband and mobile phone coverage. The owners have confirmed there is no flood history during their ownership since September 2014.



# Woodley Close, OX14

Approximate Gross Internal Area = 175.5 sq m / 1889 sq ft  
Garage = 8.9 sq m / 96 sq ft  
Total = 184.4 sq m / 1985 sq ft  
Shed = 3.8 sq m / 41 sq ft  
Garden / Driveway Area = 172.9 sq m / 1861 sq ft

# Oliver James

For further information, please contact:

**Abingdon Office**

[www.oliverjamesproperty.com](http://www.oliverjamesproperty.com)

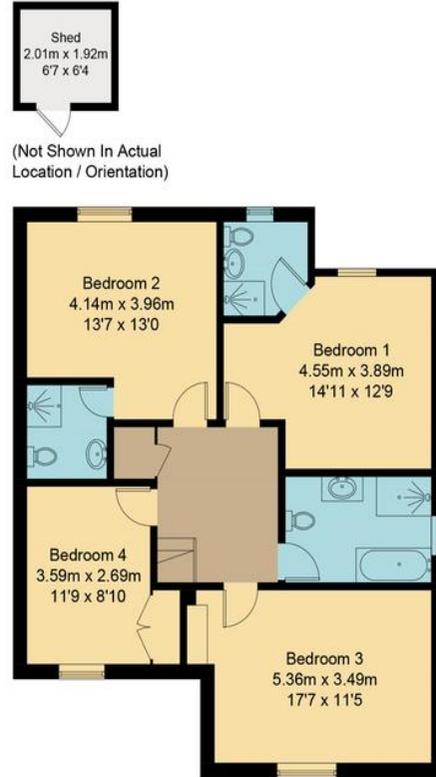
E: [abingdon@oliverjamesproperty.com](mailto:abingdon@oliverjamesproperty.com)

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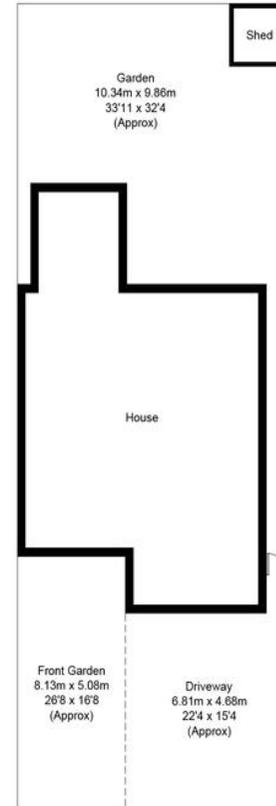
= Reduced headroom below 1.5m / 5'0"



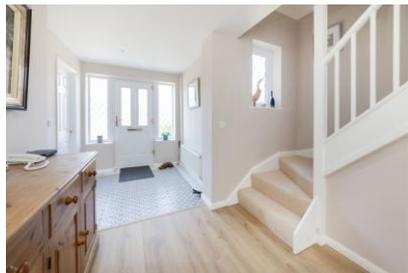
**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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