



The Chestnuts, Abingdon, OX14 3YN

Guide Price £895,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

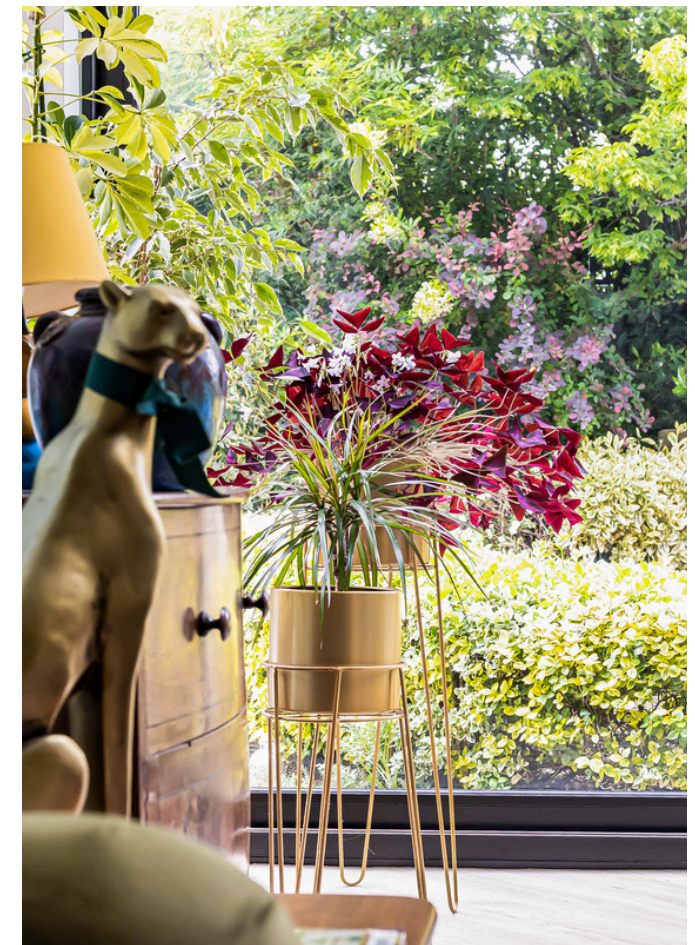
The ground floor features a large welcoming entrance hall and a triple-aspect sitting room with replacement French doors, providing excellent natural light. The original conservatory has been removed and replaced with an integrated dining area, improving flow and usability.

The kitchen and utility room have been fully upgraded with a modern suite, including painted cabinetry, integrated appliances, improved electrics, and a Quooker boiling water tap. High-quality finishes include Fired Earth tiling, bespoke study bookshelves, and upgraded Amtico and Karndean flooring throughout.

A light part-galleried landing leads to four bedrooms and the family bathroom. Most bedrooms include fitted wardrobes and smart storage by Neville Johnson. The bathroom and en-suite have been fully refurbished, and the landing also offers potential for a future loft conversion (subject to staircase).

Externally, there is a large brick-paved driveway with EV charging and a detached garage. The rear garden is private and low-maintenance, with patio and gravel seating areas, mature planting, and enclosed fencing providing a peaceful setting.





## Key Features

- Quiet and established residential setting within Abingdon
- Highly regarded location with a strong sense of community
- Easy access to Abingdon town centre and its amenities
- Close to well-regarded local schools
- Excellent transport links to Oxford and surrounding areas
- Convenient access to the A34 and wider motorway network
- Nearby green spaces and riverside walks along the Thames
- Ideal for commuters, families, and downsizers alike
- EPC Rating C - Council Tax Band F



## The Location

The Chestnuts is a well-regarded Abingdon location, offering a quiet, established setting within easy reach of the historic town centre. It is known for its attractive mix of homes and leafy surroundings, providing a strong sense of community while remaining close to everyday amenities.

Abingdon-on-Thames is a sought-after market town on the River Thames, known for its historic charm, excellent schools, and strong transport links. The town centre offers a range of shops, cafés, restaurants, and leisure facilities, all set around its picturesque streets and Abbey Gardens.

For commuters, Oxford is easily accessible via regular bus routes and nearby road links, while Didcot Parkway provides fast services to London Paddington. The A34 is also within easy reach, offering access to the M4 and wider motorway network.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property.

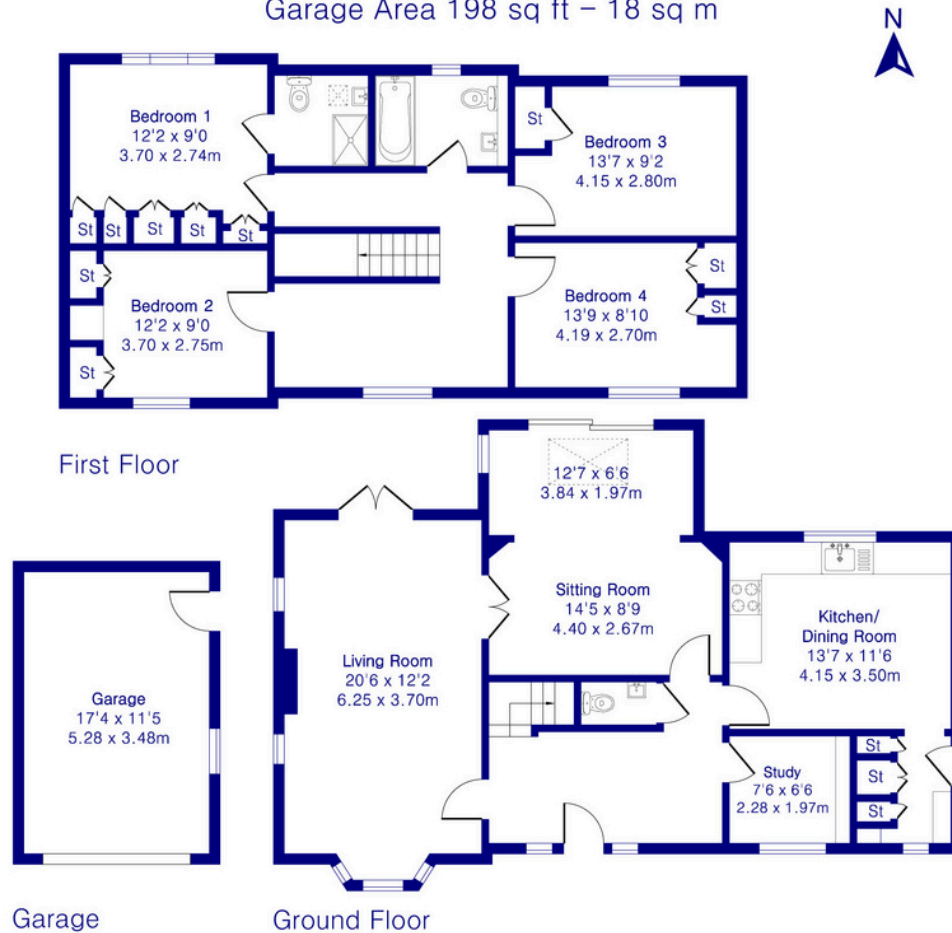


**Approximate Gross Internal Area 1670 sq ft - 156 sq m  
(Excluding Garage)**

Ground Floor Area 878 sq ft – 82 sq m

First Floor Area 792 sq ft – 74 sq m

Garage Area 198 sq ft – 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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