



Boxhill Road, Abingdon, OX14 2ET

Guide Price £450,000 Freehold

THOMAS
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SALES LETTINGS





The Property

The property has been refurbished throughout during the current ownership and offers flexible and well-presented accommodation. To the first floor are three double bedrooms, while the ground floor includes a fourth bedroom or additional reception room, suitable as a playroom, study, or guest accommodation. This versatility makes the property well suited to both professionals and families. An outbuilding with power is also included and is currently used for gym space and storage.

On the ground floor, the property is entered via a welcoming hallway with useful storage. There is a spacious living/dining room featuring a bay window and a log burner. The kitchen is accessed from the hallway and provides ample worktop space and storage, with patio doors leading to the rear garden, allowing for plenty of natural light. The additional reception room/fourth bedroom benefits from an en-suite and has been refurbished.

Upstairs, there are three double bedrooms arranged off a generous landing, each retaining original features. Bedroom three includes a built-in cupboard. A family bathroom completes the first floor.

Externally, the property offers off-road parking via a driveway and a front lawn. To the rear is a substantial garden, mainly laid to lawn with a patio area, providing space suitable for a range of uses. The outbuilding has power and is currently used for storage, with a section plasterboarded and functioning as a gym. With further work, it could be adapted for use as a home office.





Key Features

- Versatile three/four bedroom semi-detached property
- Driveway parking and side access to rear garden
- Recently refurbished throughout whilst retaining original characterful features
- Four double bedrooms over two floors
- Great sized rear garden with patio and lawn areas
- Log burning and bay window in lounge
- EPC Rating: tbc
- Council Tax: D



The Location

Boxhill Road is situated in a well-established residential area of Abingdon, offering convenient access to a range of local amenities. The town centre is within easy reach and provides a variety of independent shops, cafés, restaurants, and everyday services, along with larger supermarkets and leisure facilities. The area is also well served by reputable schooling for all ages, making it a practical choice for families.

The property benefits from good transport links, with regular bus services connecting to Oxford, offering a wider selection of shopping, dining, and cultural attractions. For commuters, Didcot Parkway railway station is a short drive away, providing direct rail services to London Paddington and other major destinations. Road links via the A34 offer further access to Oxford, the M40, and the wider motorway network.

Some material information to note:

Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has driveway parking. 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. Details of any covenants or easements are available on request from the estate agent.

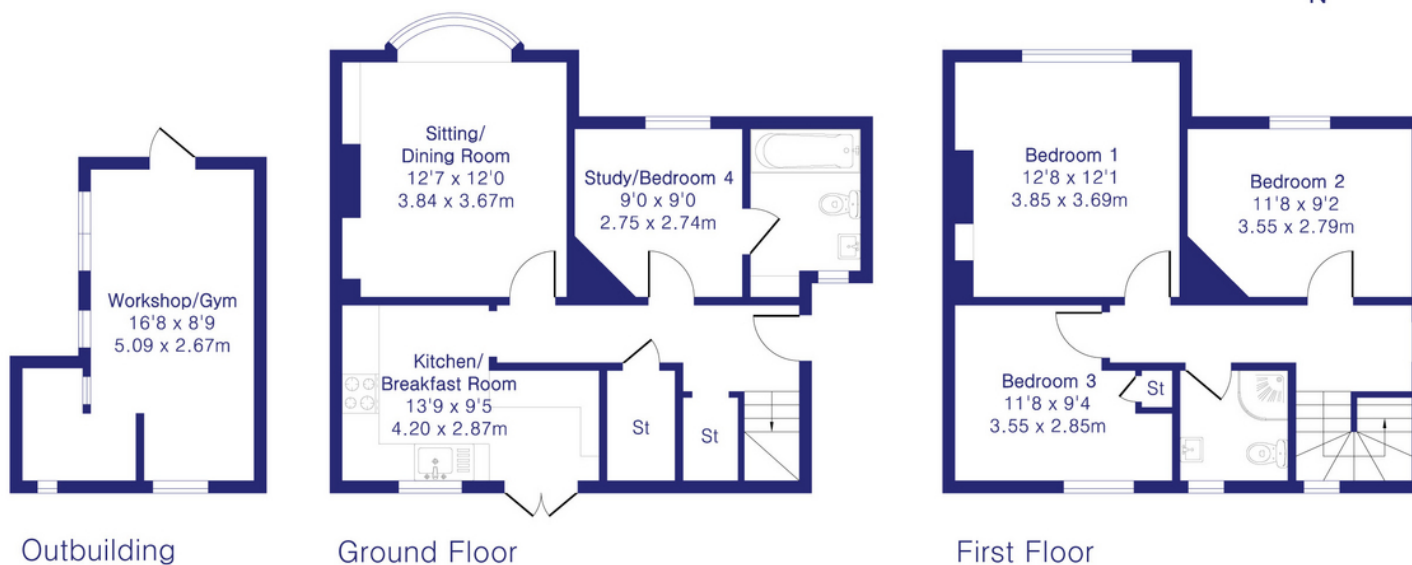


**Approximate Gross Internal Area 1045 sq ft - 97 sq m
(Excluding Outbuilding)**

Ground Floor Area 540 sq ft – 50 sq m

First Floor Area 505 sq ft – 47 sq m

Outbuilding Area 168 sq ft – 16 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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