



78 Spring Road, Abingdon OX14 1AN



## 78 Spring Road

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A handsome period residence located just a stone's throw from Albert Park. Seamlessly blending period character charm with contemporary convenience, extended and renovated to the highest of standards by the existing owner to now provide a stunning family home with meticulously presented, highly versatile accommodation over four floors.

78 Spring Road is situated in a delightful non-estate location towards the edge of the conservation area and is within a short walk of the wonderful nearby Albert Park, excellent state/private schooling and the thriving town centre's many amenities. There is a quick vehicular route onto the A34 leading to many important destinations north and south. Useful distances include Didcot (circa. 8 miles) with its mainline railway station to London Paddington and Oxford city centre (circa. 10 miles).

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: D





## Key Features

- Principal living room with feature fireplace, bespoke cabinetry, exposed beams and varnished floorboards.
- Characterful inner lobby with utility area and WC. Electric underfloor heating. Stairs descend to a versatile lower ground floor family room.
- Atmospheric lower ground floor family room, full of character with exposed timbers and brickwork, timber flooring. An ideal snug or cinema room, with useful understairs storage cupboard.
- Recently completed kitchen/dining extension with sleek fitted units, integrated appliances, remote-controlled skylights and bi-folding doors opening onto the gardens. Wet underfloor heating and high-specification appliances include three AEG ovens, including a combination microwave, a Neff induction hob and integrated Bosch appliances, flowing through to generous dining space
- On the first floor, the gorgeous principal bedroom enjoys exposed beams, fitted wardrobes, and vanity unit. Opposite, a beautifully re-fitted contemporary bathroom with a freestanding bath, large walk-in shower with rain head and high-quality Minoli tiling, complemented by electric underfloor heating and a heated towel rail.
- On the second floor are two further well-proportioned double bedrooms, each with fitted wardrobes, while bedroom two benefits from a contemporary en-suite featuring a rain head shower and heated towel rail.
- Landscaped rear garden enjoys an excellent degree of privacy and has been thoughtfully designed for both relaxation and ease of maintenance









BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON



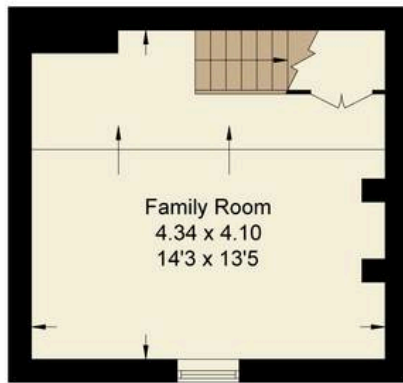
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# Spring Road, OX14

Approximate Gross Internal Area = 142.30 sq m / 1532 sq ft

For identification only - Not to scale



Basement



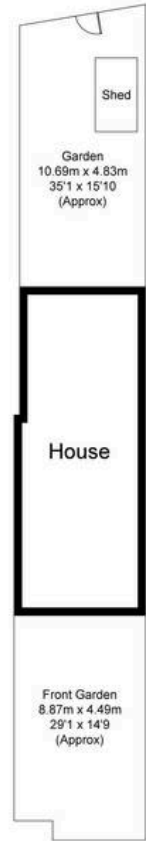
Ground Floor



First Floor



Second Floor



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