



Fellthorne, Radley, OX14 2AY
£895,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property



An exceptional 4-bedroom detached family residence of genuine quality and considerable appeal.

Generously proportioned, thoughtfully arranged, light and airy accommodation, complimented by higher than average ceilings to convey an extra sense of distinction and an extensive range of nonstandard cost extras, to create a more personalised/bespoke home.

Noteworthy features include spotlights throughout the open living space and kitchen, underfloor heating in all upstairs bathrooms, comprehensive range of Shaker style kitchen units with quartz worksurfaces and upstands, Siemens appliances including 5 hob gas cooker, double fridge, double freezer and dish washer, bespoke premium Amtico flooring, air conditioning unit, burglar alarm, enhanced electrical specification, stylish sanitary ware, Porcelanosa tiles in all wet rooms, rain shower in master bedroom en-suite, three car width driveway/car standing, customised Oak interior doors, bespoke made to measure range of hand built wardrobes (can be removed by vendors as/if required), professionally landscaped rear garden, with extensive patio/sun terrace, ideal for alfresco dining, pleasing decor and double garage with personal door, currently used as a fully functional gym.

Simply must be seen.





Key Features

- 10 year NHBC
- Gas central heating
- Many impressive non-standard extras/features
- High quality double glazed windows
- Council Tax band: G
- EPC rating: B



The Location

Quietly tucked away at the head of a no through road, with an extremely pleasant direct outlook to the front over woodland.

Forming part of 'The Lawns', a soon to be completed development by Redrow Homes, featuring their 'heritage' architecturally inspired range of homes which individually and collectively contribute to create lovely street scenes, and an overall sense of well-being.

On the semi-rural outskirts of Radley, renowned for Radley College but also having, in addition to community store/Post office and Norman church, a branch line railway station connecting to Oxford and Didcot Parkway, which in turn provides a regular mainline connection to London Paddington in as little as 36 minutes.

Kennington village is on the doorstep, beyond which is Oxford City centre, just 4 miles, and its wealth of amenities.

There is quick and easy access onto the nearby A34, connecting northbound to the M40, southbound to the M4.



- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & double garage.
- Broadband Coverage: Superfast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.

Thomas Merrifield and their clients give notice that:

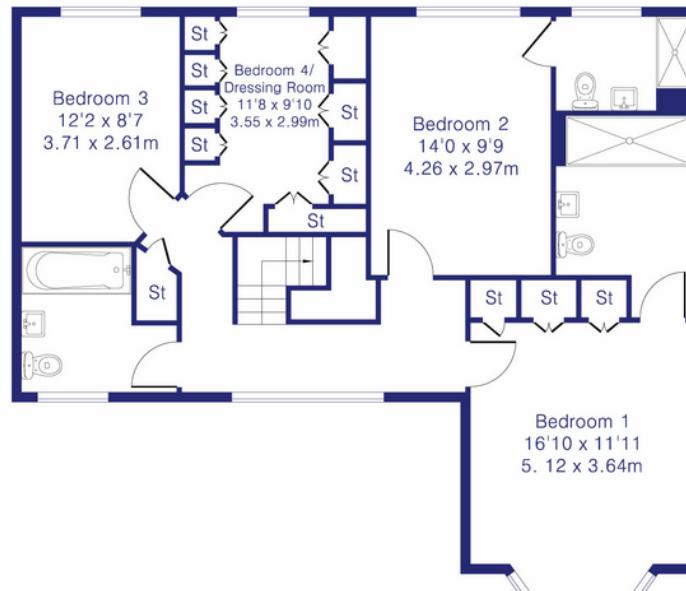
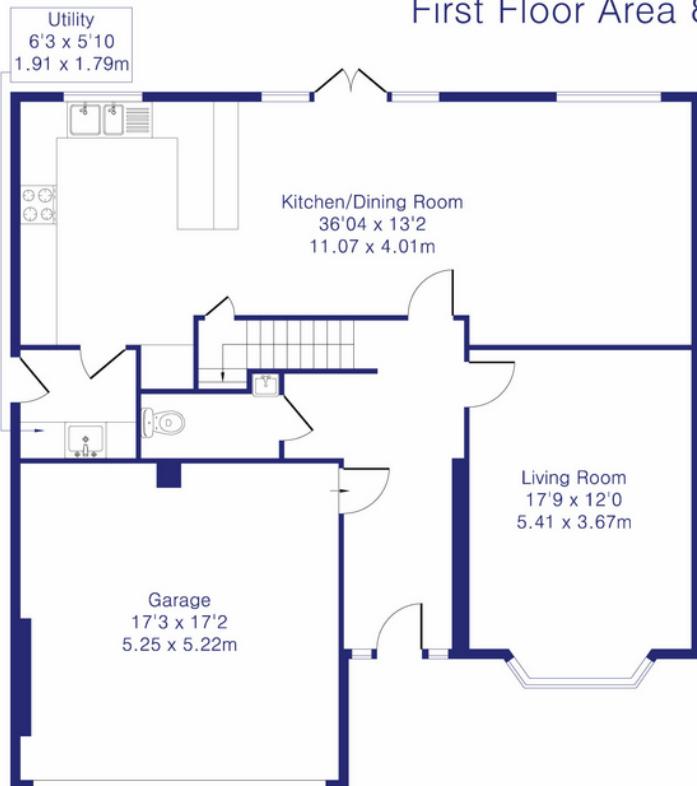
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Approximate Gross Internal Area 2067 sq ft - 192 sq m

Ground Floor Area 1207 sq ft – 112 sq m

First Floor Area 860 sq ft – 80 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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