





South Quay, Abingdon, OX14 5TW

allen & harris

welcome to

South Quay, Abingdon

Stunning Marina-Side Family Home in a Sought-After Abingdon Location. Occupying an enviable position overlooking the marina, this substantial five-bedroom link-detached home offers versatile accommodation arranged across three floors. Combining generous living space with picturesque waterside views, the property provides an exceptional opportunity for families seeking both space and location. The ground floor features a spacious dual-aspect sitting room, ideal for entertaining and family living, alongside a separate reception room offering flexibility as a dining room, playroom or snug. A dedicated study provides the perfect home-working environment, while the kitchen is well-positioned to serve the main living areas. A cloakroom completes the ground floor accommodation. On the first floor are four bedrooms and the family bathroom. Bedroom two enjoys direct access to a private balcony, offering a wonderful vantage point from which to take in the marina views. The second floor is dedicated to an impressive principal bedroom suite, complete with en-suite shower room and fitted storage, creating a peaceful retreat away from the rest of the home. Externally, the property benefits from private outdoor space and enjoys a highly desirable waterside setting, with attractive walks, local amenities and Abingdon town centre all within easy reach.



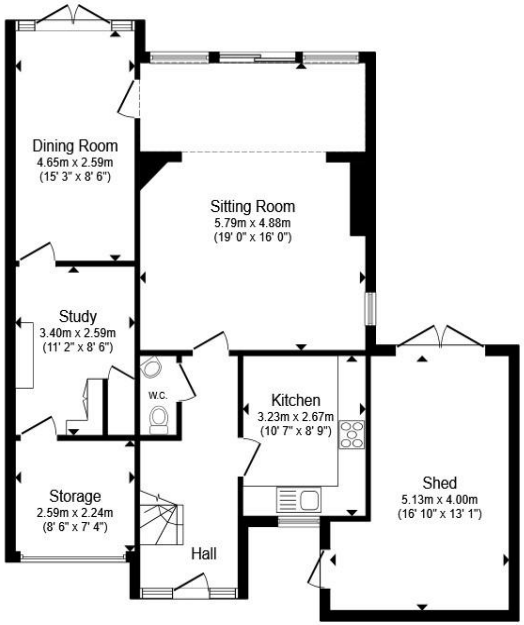




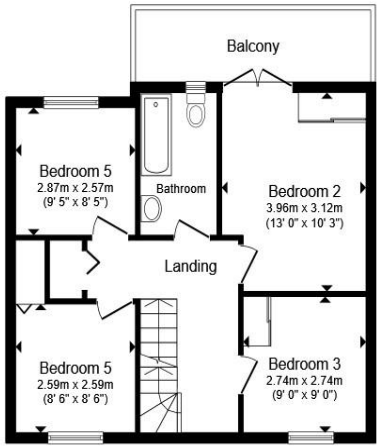








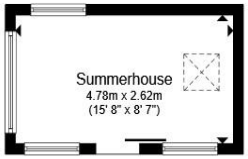
Ground Floor



First Floor



Second Floor



Outbuilding

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 189.6 m² (2,041 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

allen & harris

welcome to

South Quay, Abingdon

- Chain Free
- Marina-front position with attractive waterside views
- Five bedrooms arranged over three floors
- Principal bedroom with en-suite shower room
- Spacious sitting room and additional reception room
- Balcony accessed from bedroom
- Family home with versatile living space
- The property benefits from an adjoining mooring on the marina

Tenure: Freehold EPC Rating: B
Council Tax Band: F

£575,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108738

The Property Ombudsman

Property Ref:
ABI108738 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

allen & harris

01235 553777

abingdon@allenandharris.co.uk

1 High Street, ABINGDON, Oxfordshire, OX14 5BD

allenandharris.co.uk