



St. Johns Road, Abingdon, OX14 2HA

Guide Price £635,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented and significantly extended Edwardian townhouse, arranged over three floors and deceptively spacious, offering versatile and generously proportioned family accommodation throughout. The property has been thoughtfully updated, combining modern comforts with period character to provide comfortable living spaces for contemporary family life.

On the ground floor, the property features a welcoming entrance hall leading into a spacious sitting room with a charming feature open fireplace. The sitting room flows seamlessly into an adjoining dining room, ideal for family gatherings and entertaining. To the rear, a large open-plan kitchen/family/dining room benefits from underfloor heating, high-spec integrated white goods and cooker, and provides direct access to a substantial rear garden, perfect for outdoor dining, play, or gardening. A conveniently located cloakroom with WC completes the ground-floor accommodation.

The first floor comprises a master bedroom and two further well-proportioned bedrooms, together with a family bathroom, providing flexible space for a growing family. The loft has been converted to create an additional versatile room, ideal as a guest bedroom, study, hobby room, or teenage retreat. There is also room for further extension into the attic space, and planning permission has been granted to extend to the side of the kitchen, offering excellent potential to further enhance the property.

The property enjoys a large, well-stocked rear garden with a variety of plants and mature trees, providing a private and pleasant outdoor space. It is ideal for dining, play, and gardening, and leads to a rear area with off-street parking and a generous garage with power and lighting, offering practical storage and flexible use.





Key Features

- Extended and beautifully presented townhouse over three floors
- Four well-proportioned bedrooms, including loft conversion
- Spacious sitting room with feature open fireplace
- Open-plan kitchen/family/dining room with garden access
- Ground-floor cloakroom with WC
- Large, well-stocked rear garden with plants and trees
- Off-street parking and generous garage with power and light
- Popular North Abingdon location close to town centre and schools
- EPC Rating D - Council Tax Band D
- Just half a mile from scenic riverside walks





The Location

St Johns Road is a highly sought-after residential location in North Abingdon, known for its peaceful, family-friendly atmosphere and convenient access to a range of local amenities. The road is ideally positioned within walking distance of the town centre, where residents can enjoy a variety of shops, restaurants, cafes, and the popular Waitrose supermarket.

Families are particularly well-served, with several highly regarded public and private schools nearby, along with parks and recreational facilities. The area offers excellent transport links, including easy access to the A34 and A4185, making it convenient for commuting to Oxford, Didcot, or surrounding towns.

St Johns Road is characterised by attractive, well-maintained homes, and a strong sense of community, making it a highly desirable location for families and professionals alike.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & single garage.
- Broadband Coverage: Ultrafast 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: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



**Approximate Gross Internal Area 1631 sq ft - 151 sq m
(Excluding Garage)**

Ground Floor Area 666 sq ft – 62 sq m

First Floor Area 520 sq ft – 48 sq m

Second Floor Area 445 sq ft – 41 sq m

Garage Area 140 sq ft – 13 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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