

FOR SALE



Kingfisher Close, Abingdon
Guide Price £765,000


MARTIN&CO



Kingfisher Close, Abingdon

4 Bedrooms, 2 Bathroom

Key Notes:

- Four-bedroom detached family home in a small, exclusive development
- Generous and versatile living accommodation extending to approx. 196.2 m² (2111 ft²)
- Spacious living room, separate dining room, and kitchen with adjoining utility room
- Ground floor WC and integral access to a large garage
- Four well-proportioned bedrooms with family bathroom and additional shower room
- In need of modernisation, offering excellent potential to update and personalise
- Spacious rear garden and ample off-road parking to the front
- Quiet cul-de-sac location in Abingdon, within a short walking distance of the River Thames and open fields
- Council Tax Band: G
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



About the Area:

Situated at Kingfisher Close, OX14 5NP, the property lies within a quiet residential cul-de-sac in Abingdon, offering a peaceful setting while remaining conveniently close to local amenities. The town centre provides a range of shops, cafes, and restaurants, along with excellent schooling options. There are also good transport links to Oxford and surrounding areas, making it ideal for commuters, while the nearby River Thames and surrounding countryside offer excellent opportunities for walking, cycling, and outdoor leisure.



This impressive four-bedroom detached family home is set within an exclusive and small development of substantial detached properties, ideally located within a short walk of the River Thames and surrounded by attractive open countryside.

Offering excellent potential, the property now requires modernisation, presenting a fantastic opportunity for buyers to update and personalise the space to their own taste, creating a truly bespoke and generously proportioned family home.

The well-planned ground floor provides versatile living accommodation, including a spacious living room ideal for both relaxing and entertaining, alongside a separate dining room suited to family meals and formal occasions. The kitchen is well-proportioned and complemented by a practical utility room, while a ground floor WC and internal access to a large garage add further convenience. The property also benefits from an installed alarm system.

Upstairs, four well-sized bedrooms are arranged around a central landing. The principal bedroom is particularly spacious, benefitting from built-in storage and an en-suite shower room. Two further bedrooms also feature built-in wardrobes, while the remaining bedroom offers flexibility for use as a guest room, home office, or additional family space. A family bathroom serves the remaining bedrooms.

Additional features include a very large loft space, accessible via a ladder, offering excellent storage potential.

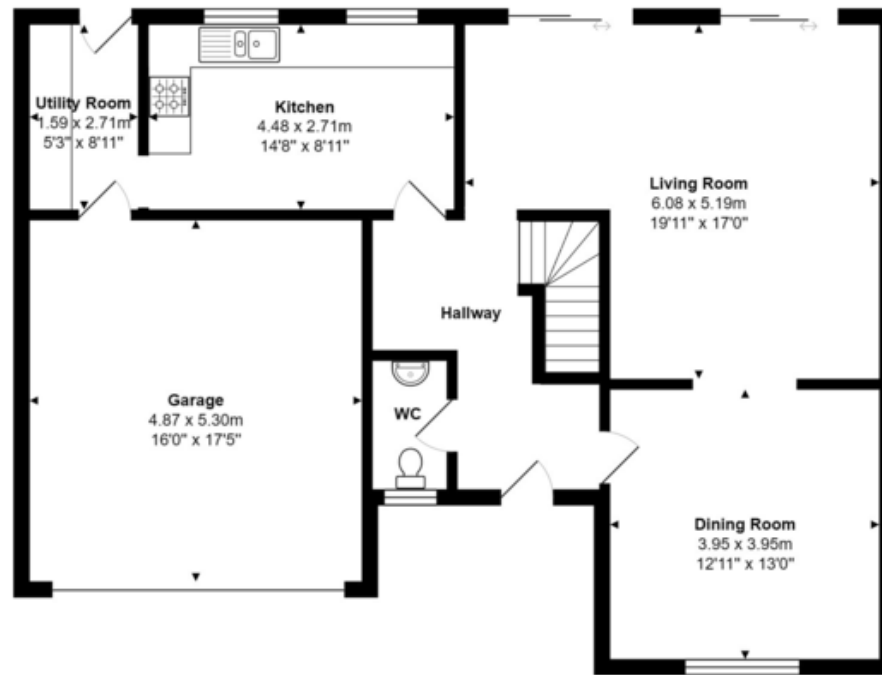
Externally, the property enjoys a generous rear garden which includes an existing shed and offers excellent potential for landscaping and outdoor entertaining. A rear gate provides direct access to a road running parallel to the River Thames, ideal for easy access to scenic riverside walks. To the front, there is ample off-road parking in addition to the garage.

The home is quietly positioned within this select development, with convenient access to picturesque countryside and riverside routes.

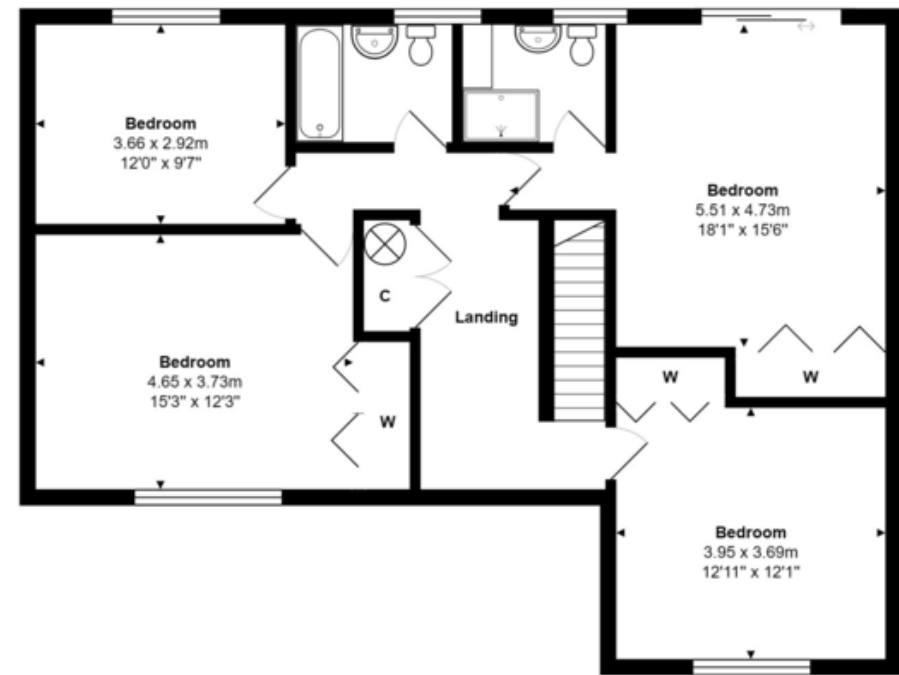
With an approximate gross internal area of 196.2 m² (2,111 ft²), this property represents a superb opportunity to create a spacious and individual family home in a highly desirable location, combining lifestyle, space, and long-term potential.







Ground Floor



First Floor

Approximate Gross Internal Area

196.2 m² ... 2111 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk



Martin & Co Oxford

31 Woodins Way • Paradise Street • • OX1 1HD
 T: 01865 812110 • E: oxford@martinco.com

01865 812110

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.