



Stockey End, Abingdon, OX14 2NF

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The property is entered via a welcoming entrance hall, providing access to the principal ground floor accommodation, useful built-in storage and stairs rising to the first floor. The kitchen is positioned at the front of the property and is fitted with a comprehensive range of wood-effect wall and base units, offering generous worktop space, with space for a breakfast bar, and space for under-counter appliances. To the rear, a spacious sitting and dining room spans the full width of the home, providing an excellent space for both everyday living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating a seamless connection with the outdoor space.

The first-floor landing gives access to three well-proportioned bedrooms, the family bathroom and a separate WC. The principal bedroom is a generous double overlooking the front aspect and benefits from a built-in wardrobe. Bedroom two is a further double overlooking the rear garden, while the third bedroom offers flexibility as a child's bedroom, nursery or home office. The family bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and heated towel rail, with the separate WC conveniently positioned alongside.



Outside, the property enjoys a generous, fully enclosed rear garden, predominantly laid to lawn with a paved patio immediately adjoining the house, creating an ideal setting for outdoor dining and entertaining. A timber garden shed provides useful external storage. To the front, a private driveway provides off-street parking for two vehicles, with gated side access leading to the rear garden.



Key Features

- Three well-proportioned bedrooms
- Spacious sitting/dining room with French doors
- Modern fitted kitchen with breakfast bar
- Family bathroom with separate WC
- Generous enclosed rear garden with patio
- Private driveway providing off-street parking
- Popular North Abingdon location
- Excellent access to local schools, amenities and the A34
- EPC Rating C - Council Tax Band C



The Location

Stockey End is a popular residential development on the northern side of Abingdon-on-Thames, well placed for local schools, everyday amenities and excellent transport links. The property is within easy walking distance of the Peachcroft neighbourhood shops and the popular Peachcroft Farm Shop, while a green open space and children's play park are located at the top of Stockey End. Radley Lakes, with its attractive lakeside walks and nature trails, is also just a short drive away.

Abingdon's historic town centre offers a wide range of shops, cafés, restaurants, leisure facilities and scenic riverside walks along the River Thames. The nearby A34 provides excellent access to Oxford, the M40 and M4, while Didcot Parkway, approximately 8 miles away, offers regular mainline services to London Paddington. Combining a convenient location with a well-established community, Stockey End is an ideal setting for families, professionals and commuters alike.

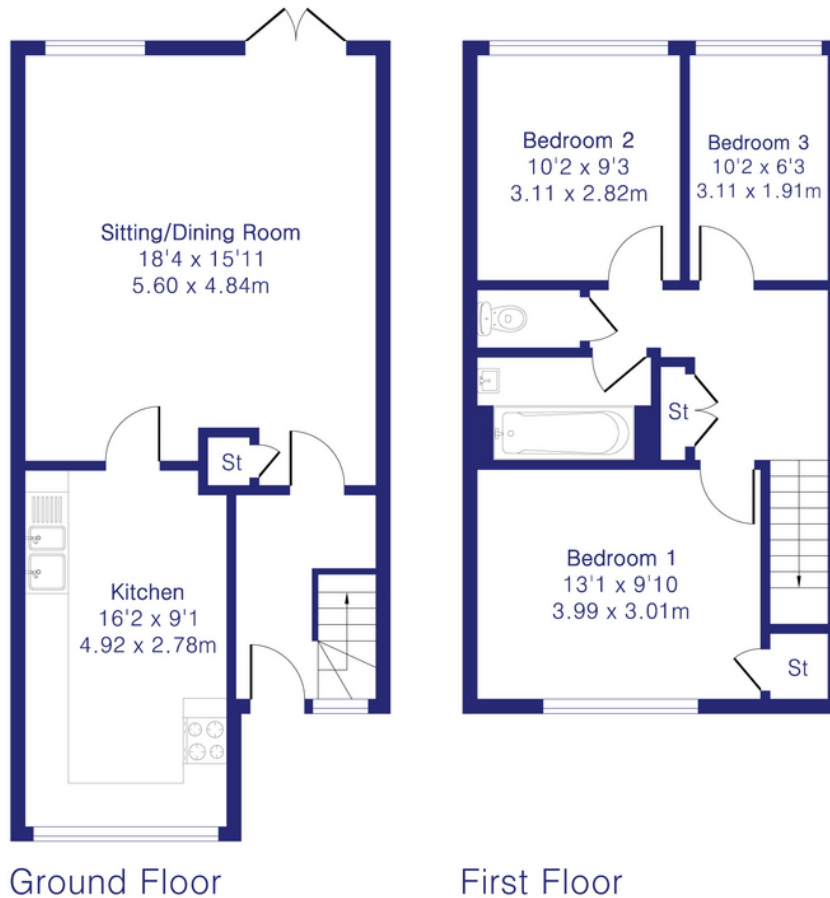
Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos.



Approximate Gross Internal Area 979 sq ft - 91 sq m

Ground Floor Area 516 sq ft – 48 sq m

First Floor Area 463 sq ft – 43 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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