



Further Wore, Abingdon, OX14 2DW

Guide Price £495,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A welcoming entrance hall provides access to a cloakroom/WC, useful under-stairs storage and the principal living spaces. To the front, the generous sitting room features attractive herringbone flooring and a bright front aspect. The impressive open-plan kitchen and dining area spans the full width of the property, with sleek dark work surfaces, integrated appliances, ample space for a dining table and French doors opening directly onto the rear garden.

The central landing leads to four bedrooms, a modern family bathroom with a full-size bathtub and a useful built-in linen cupboard. The principal bedroom benefits from a private en-suite shower room, while the spacious second double bedroom is positioned to the front. Two further bedrooms provide excellent flexibility for children, guests, a nursery or home working.

The enclosed rear garden features a paved patio adjoining the dining area, ideal for outdoor seating and entertaining, together with a lawned area, timber storage shed and secure gated side access. To the front, a private driveway provides convenient off-road parking.





## Key Features

- Spacious open-plan kitchen/dining room
- French doors opening onto the rear garden
- Generous sitting room with herringbone flooring
- Principal bedroom with en-suite
- Modern family bathroom
- Private enclosed rear garden
- Driveway providing off-road parking
- No onward chain
- EPC Rating B - Council Tax Band D



## The Location

Further Wore is situated in the popular village of Radley, offering a convenient combination of village living and excellent access to Abingdon, Oxford and surrounding towns. Radley benefits from a village shop, primary school, recreation facilities and a railway station providing direct services towards Oxford and London Paddington. The nearby market town of Abingdon offers a wider range of shops, restaurants, leisure facilities and amenities, while the surrounding countryside provides excellent opportunities for walking and cycling.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has parking. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

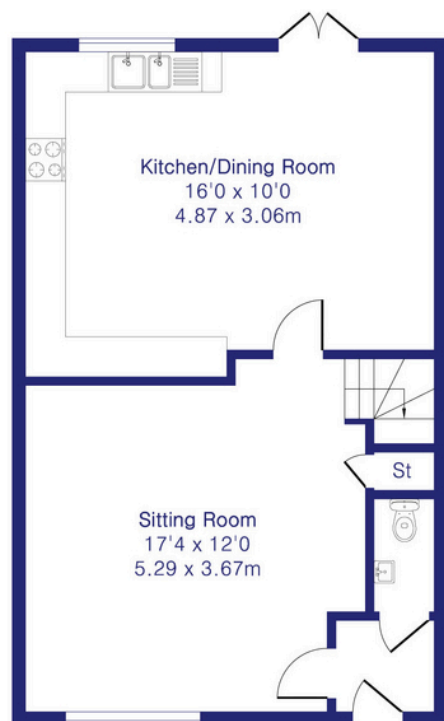


**Approximate Gross Internal Area 1233 sq ft - 115 sq m  
(Excluding Outbuilding)**

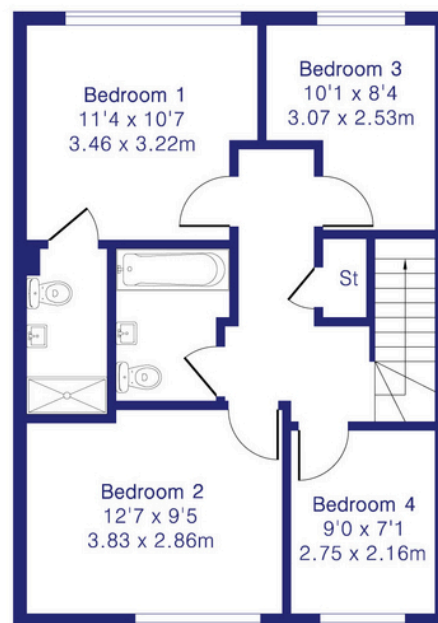
Ground Floor Area 652 sq ft – 61 sq m

First Floor Area 581 sq ft – 54 sq m

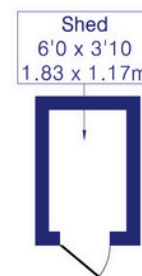
Outbuilding Area 23 sq ft – 2 sq m



Ground Floor



First Floor



Outbuilding



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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