



Old Well House Church Street, Abingdon, OX14 4PA

£980,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Tucked away in a quiet position towards the end of this quintessential village lane, is this five-bedroom detached family home with nearly 3000sq ft of accommodation and sitting in a generous and very private plot with glorious views to the rear over fields and Oxfordshire countryside.

Offered for sale with no onward chain this mature detached home has ample driveway parking and substantial potential for further extension and reconfiguration; subject to the relevant consents.

Occupying this charming position, the property comprises entrance hall, cloakroom, 21ft sitting room, living room, impressive kitchen-diner with central island leading out to the garden, pantry/dry store, and utility room with integral access to the double garage. On the first floor there is a family bathroom and five very generous bedrooms; including a particularly impressive master bedroom of notable scale with an en-suite bathroom, fitting wardrobes and dressing area.

The property offers a very generous plot which surrounds the property. To the front there is extensive driveway parking and lawn. Finally, to the rear; there is an established garden with patio area and beautiful views across countryside to the rear. For the location, views, and size to be fully appreciated; the property must be viewed.





Key Features

- Five bedroom detached family home.
- Approaching 3000sq ft of accommodation
- No onward chain.
- Stunning views over fields and Oxfordshire Countryside.
- Quiet quintessential village lane.
- Extensive driveway parking and double garage.
- Further potential for extension and reconfiguration; subject to the relevant consents.
- Three reception rooms.

The Location

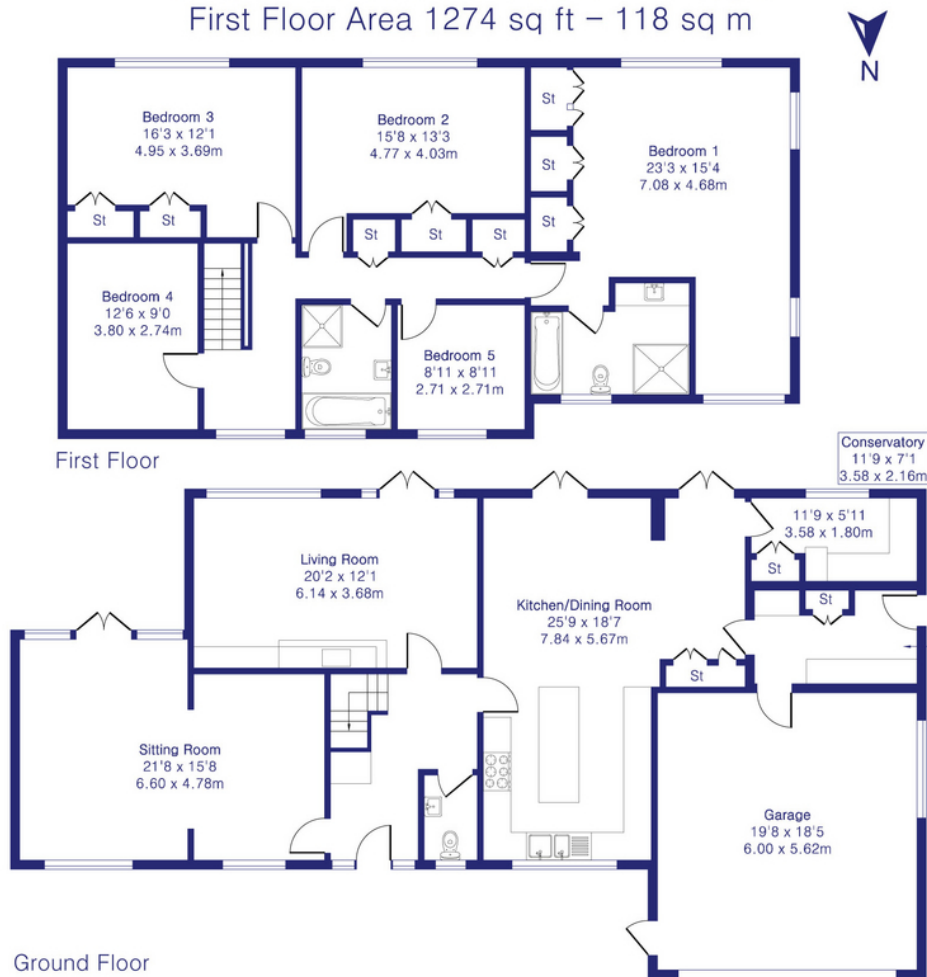
Appleford is a small village close to the river Thames with a village church and Appleford train station. Both Didcot & Abingdon are close by (each 4 miles approximately) offering comprehensive shopping and leisure facilities as well as Didcot Parkway train station which has direct train links to Oxford city centre and London Paddington (approximately 40 minutes).

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The government portal generally

**Approximate Gross Internal Area 2933 sq ft - 272 sq m
(Including Garage)**

Ground Floor Area 1659 sq ft – 154 sq m

First Floor Area 1274 sq ft – 118 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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