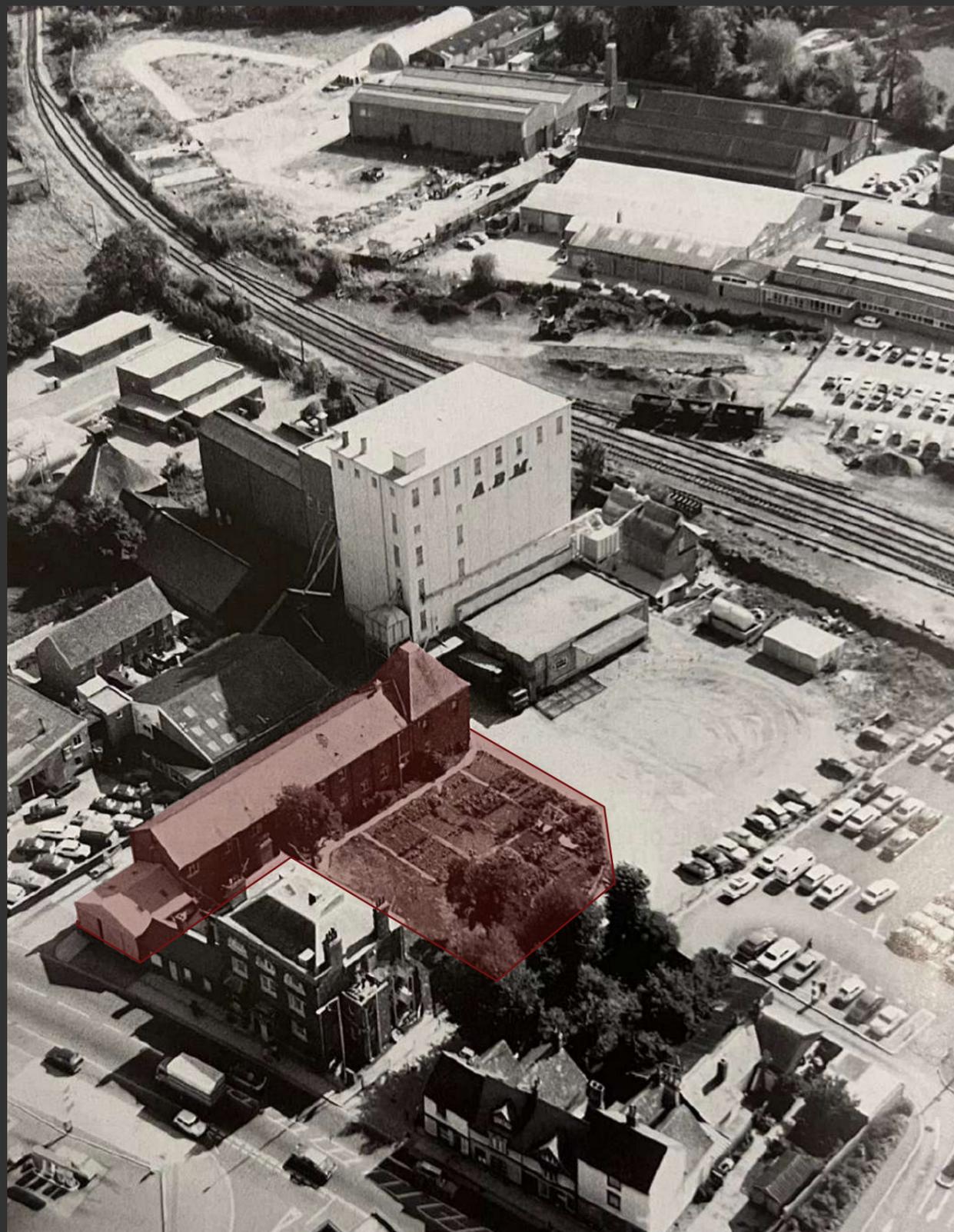




THE  
OLD  
MALTINGS

ABINGDON



Historical aerial view of the site

# THE OLD MALTINGS

Once a malthouse, now a thoughtfully restored new development of 21 comfortable apartments and 2 mews houses with a unique and interesting link to the past.

A development by



Steeped in history yet designed for modern living,  
The Old Maltings showcases beautifully restored  
brick façades and generous windows that honour its  
brewing heritage. Contemporary detailing, landscaped  
surroundings, and refined materials create an inviting  
blend of industrial character and contemporary comfort in  
the heart of Abingdon.





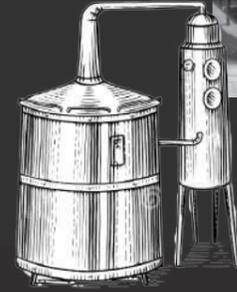
A site rich with

# HISTORY

The Old Maltings offers a rare opportunity to buy into Abingdon's rich history while enjoying the benefits of a newly refurbished home. With its central location, characterful architecture, and modern amenities, it provides both charm and convenience - an excellent choice for buyers seeking a home with personality and investment potential.

A site rich with

# HISTORY



## 1875

Two additional large malthouses built for Thomas & Co. of Abingdon

## 1903

A malthouse in the Vineyard is first shown on an Ordnance Survey map

## 1961

Major fire destroys part of the old maltings

## 1964

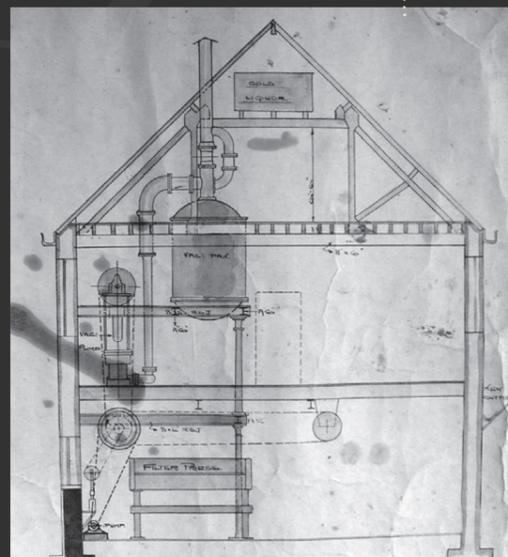
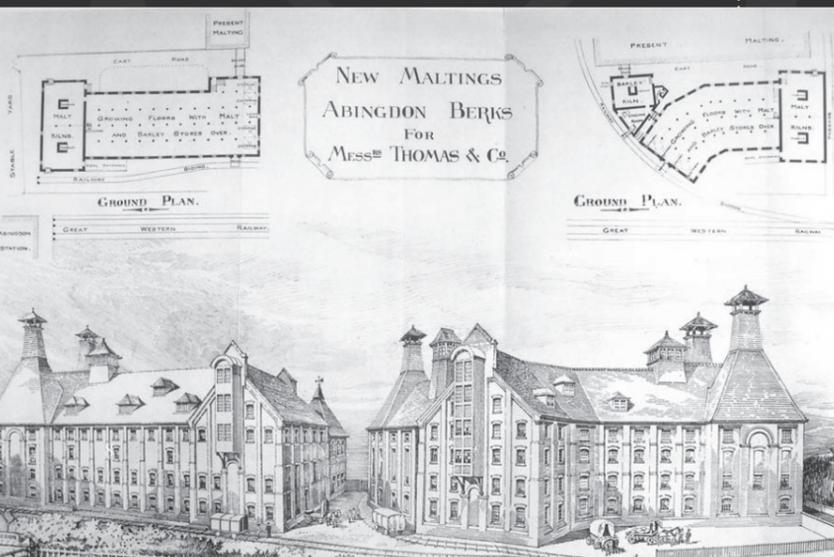
A large new building housing more modern machinery is opened

## 1999

## Present

Maltings cease operation, site undergoes a variety of redevelopments including offices

Malthouse 1, the oldest and sole survivor of the malthouse buildings is extended and restored to provide stunning new homes - The Old Maltings.



One of England's oldest continuously inhabited towns, with origins dating back to Saxon times.



# ABINGDON

Abingdon is a historic market town with a welcoming community and riverside charm. Just six miles from Oxford, it combines excellent transport links with a relaxed pace of life. The Market Place is the social hub, surrounded by shops, cafés, and weekly markets. Green spaces and the Thames offer leisure and walks, while schools are highly regarded. Blending history, culture, and convenience, Abingdon delivers the best of both town and country living.

Nestled halfway across Abingdon Bridge on Nag's Head Island, this pub offers a serene island escape amid the Thames, surrounded by willow trees and tranquil water views.  
The Bridge, Abingdon, OX14 3HX



Market Place has been a central meeting point and marketplace for centuries, embodying the town's legacy as a traditional market town. Its origins date back to 1556.



### THE WHITE HART

A charming gastropub located in central Abingdon, The White Hart offers a range of real ales and delicious pub food. The menu features classic dishes like burgers, sandwiches, salads, steaks, and roasts. With its warm and welcoming interior, it's a perfect spot for a relaxed evening out.



### WHITE HORSE LEISURE CENTRE

Located just a short distance from the town centre, this state-of-the-art leisure centre offers a variety of facilities, including a gym, fitness class studio, 8-lane swimming pool, teaching pool, squash courts, badminton hall, sauna & steam room, and tennis courts. An ideal spot for those seeking comprehensive fitness amenities.



### THE BROAD FACE

A contemporary British restaurant offering a modern twist on traditional English cuisine. Known for its sleek and modern interior, it provides a cosy atmosphere with attentive service. Signature dishes include locally sourced beef burgers and fresh seafood platters.



### THE MISSING BEAN

An independent coffee shop located in the heart of Abingdon, The Missing Bean serves seasonal house espressos and a rotating selection of single-origin coffees. They also offer freshly baked bread and homemade cakes, including vegan and gluten-free options.



Abingdon's scenic riverside location on the Thames is one of the town's most appealing features. Just a short walk from the town centre, residents can enjoy tranquil riverside walks, cycling routes, and picturesque spots perfect for picnics or watching the wildlife. Abbey Meadow and the Thames Path provide beautiful green corridors, ideal for jogging, boating, or simply relaxing by the water. The riverside also hosts community events and seasonal markets, adding vibrancy to everyday life.

# PUBLIC TRANSPORT

Abingdon benefits from excellent transport connections, with easy access to key routes across the region. Nearby Radley station offers regular services to Oxford and London, making commuting simple and convenient. Didcot Parkway serves as a major rail hub, providing fast links to London, Bristol, and the South West. This makes Abingdon an ideal base for both daily travel and longer journeys.



## Culham Railway Station

Great Western Railway



16 minute bus



Banbury 45 minutes  
 Oxford City Centre 12 minutes  
 Reading 15-20 minutes  
 London Paddington 53 minutes



11 minute bus



## Radley Railway Station

Great Western Railway

Oxford City Centre 5-7 minutes  
 Goring & Streatley 30 minutes  
 Swindon 30-35 minutes  
 Bristol Temple Meads 1h 15  
 Cardiff Central 1h 40

## Didcot Parkway

Great Western Railway

Reading 15-20 minutes  
 Swindon 25 minutes  
 London Paddington 50 minutes  
 Bath Spa 1h 05  
 Windsor & Eton 1h 10



32 minute bus



The Old Maltings is surrounded by excellent local amenities, including schools, cafés, shops, green spaces, leisure facilities and healthcare services. The area combines the charm of riverside living with everyday convenience with Radley and Culham railway stations only around 10 minutes away by car or bus.

#### DINING

- 1 The Broad Face
- 2 Ask Italian
- 3 Abingdon Riverside Cafe
- 4 Missing Bean
- 5 Bella Napoli
- 6 The Brewery Tap
- 7 Nags Head
- 8 Tumazo Pizza
- 9 Costa Coffee
- 10 The Crown & Thistle
- 11 Tiffins
- 12 Chaba Thai Restaurant

#### SHOPPING

- 13 Waitrose & Partners
- 14 Shopping Centre
- 15 Aldi
- 16 Tesco Extra
- 17 Spar
- 18 Londis

#### LOCAL SERVICES

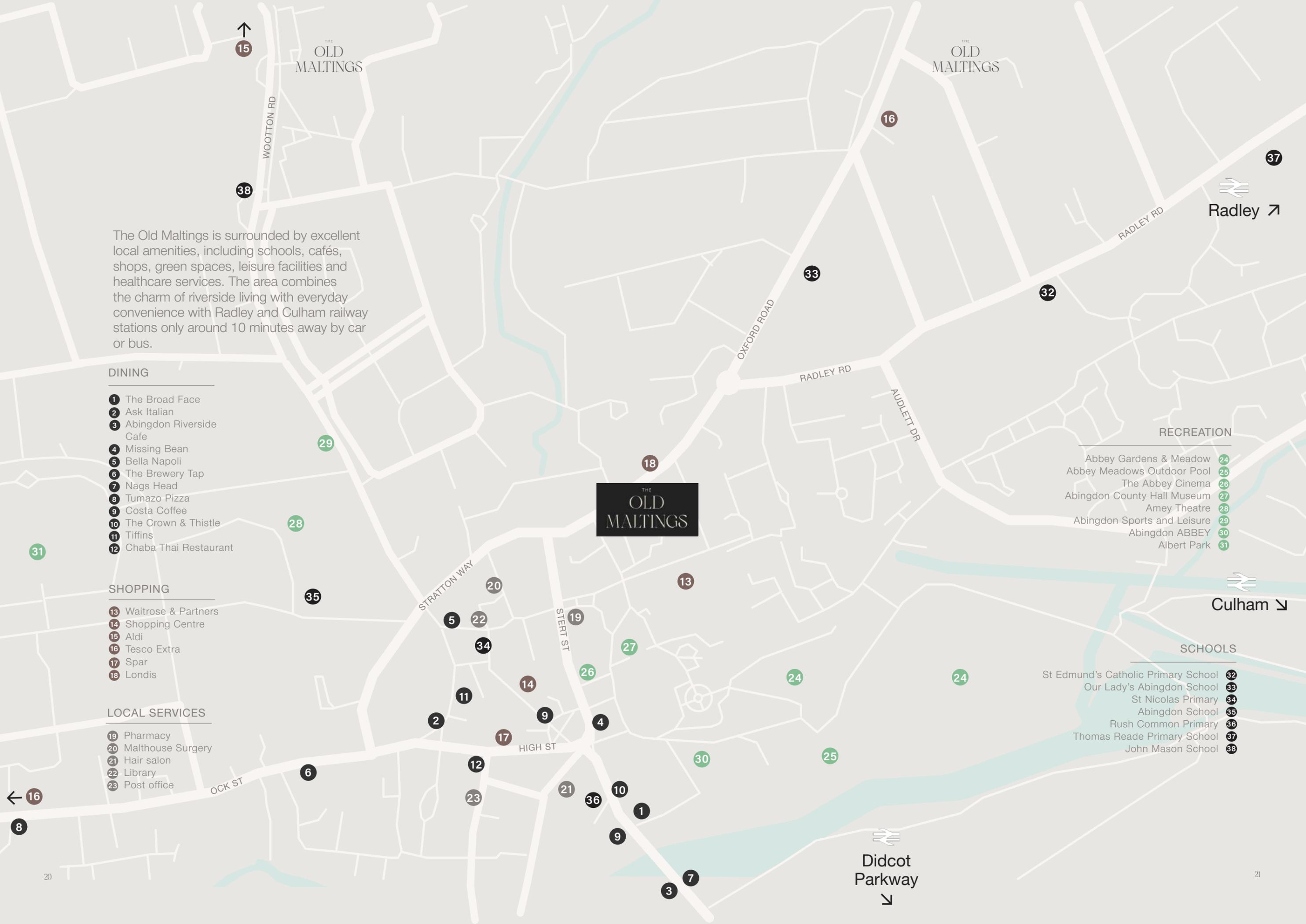
- 19 Pharmacy
- 20 Malthouse Surgery
- 21 Hair salon
- 22 Library
- 23 Post office

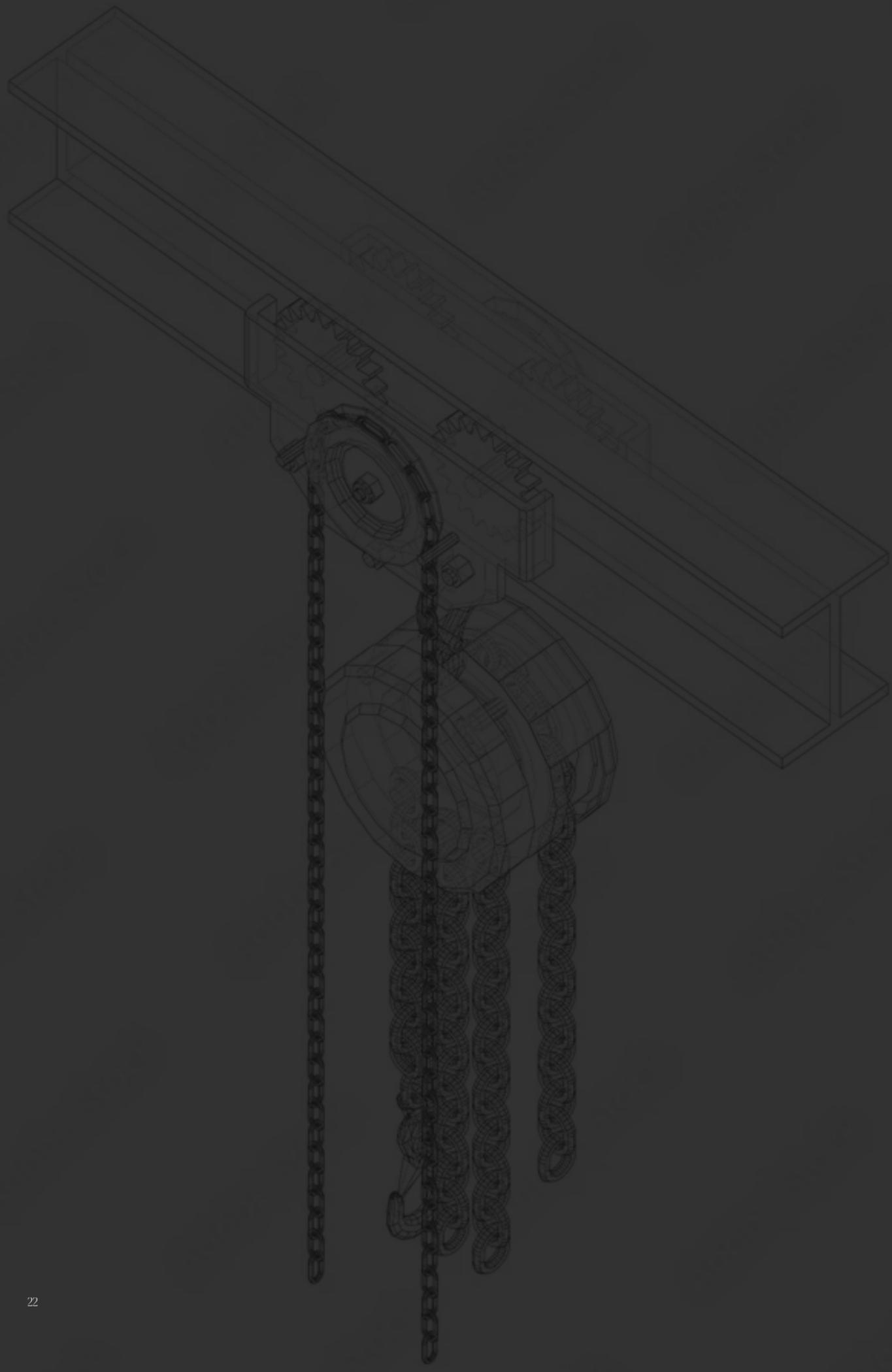
#### RECREATION

- Abbey Gardens & Meadow 24
- Abbey Meadows Outdoor Pool 25
- The Abbey Cinema 26
- Abingdon County Hall Museum 27
- Amey Theatre 28
- Abingdon Sports and Leisure 29
- Abingdon ABBEY 30
- Albert Park 31

#### SCHOOLS

- St Edmund's Catholic Primary School 32
- Our Lady's Abingdon School 33
- St Nicolas Primary 34
- Abingdon School 35
- Rush Common Primary 36
- Thomas Reade Primary School 37
- John Mason School 38





Contemporary

# INTERIORS

with industrial character

## CONTEMPORARY & COMFORTABLE

A bright, contemporary interior with a warm character, where natural materials and minimalist design create an exceptional sense of everyday comfort.





## ELEGANCE IN SIMPLICITY

Cosy interiors with subtle lighting that creates a calm and harmonious atmosphere, perfect for relaxation and everyday living.

## ORIGINAL FEATURES

Where it has been possible original features have been preserved and exposed adding unique character to the interiors.



Please note that exposed brickwork is available only in selected ground floor units.



# SPECIFICATION

## KITCHEN

High quality German kitchens with handleless doors and compact laminate worktop and splashback  
Schock granite composite 1.5 bowl drainer sink  
Statement single lever brushed gold tap  
Bosch Induction Hob  
Bosch Built-in Oven and Microwave  
Integrated Canopy Extractor, Fridge Freezer, Dishwasher and Washer Dryer  
German Components for Durability

## INTERNAL FINISHES

Warm sand colour decorated finish to walls  
White finishes to ceilings, joinery and bathroom walls  
LVT flooring to living areas and hallways  
White sockets and switches  
Luxury soft pile fitted carpets in bedrooms

## HEATING

Radiators to all rooms  
Towel radiators to bathrooms  
Gas central heating

## SECURITY AND PEACE OF MIND

Mains powered smoke/heat detectors with battery back up  
10-Year Structural Defect Warranty  
Secure electric entrance gate to private mews  
Video intercom  
Sprinklers to all flats (except 2x undercroft flats with private access)  
Internal cycle storage

## EXTERNAL FINISHES

Selected areas of front gardens landscaped with easily maintained planting and paving  
Exterior lighting

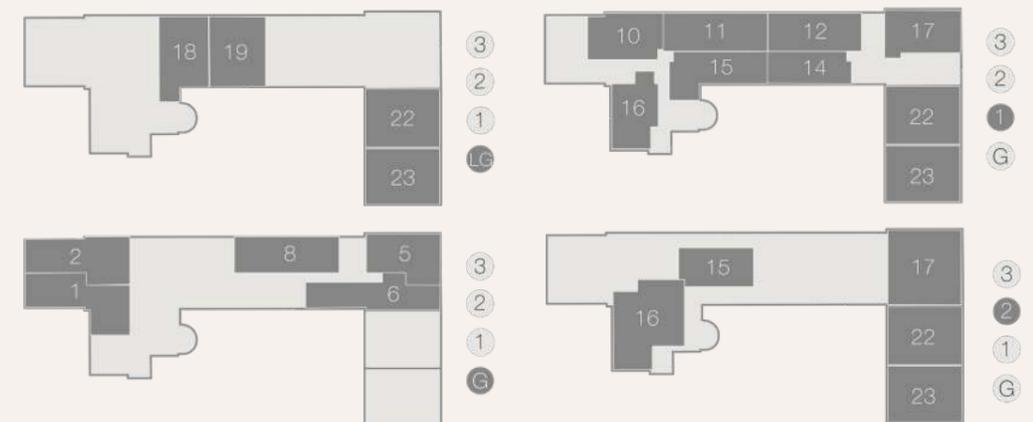
## ELECTRICAL FITTINGS

Wired for BT fast broadband  
Provision for Sky Q, TV with wiring as standard to the reception areas and principle bedrooms  
Energy efficient LED downlights  
Adjustable recessed downlights to some second floor bedrooms, pendant lights to other bedrooms  
Feature track lights to exposed brick soffits of undercroft flats  
Bedside sockets and switches

## BATHROOMS

Luxury stone effect tiles  
Wall mounted polished chrome shower head, mixer and hand shower  
Chrome single lever basin mixer tap  
Wall hung vanity unit with wash basin and storage  
Mirror cabinet with LED and shaver socket  
Built-in niches to shower and bath areas (where applicable)  
Chrome detail shower screens

# AVAILABLE UNITS



Floorplans are not to scale and illustrative of layout only. The dimensions provided refer to the two longest available measurements taken in straight lines within the room. If in doubt check with your agent. Best efforts have been made to ensure the data provided is correct, however should any errors be identified please let us know.



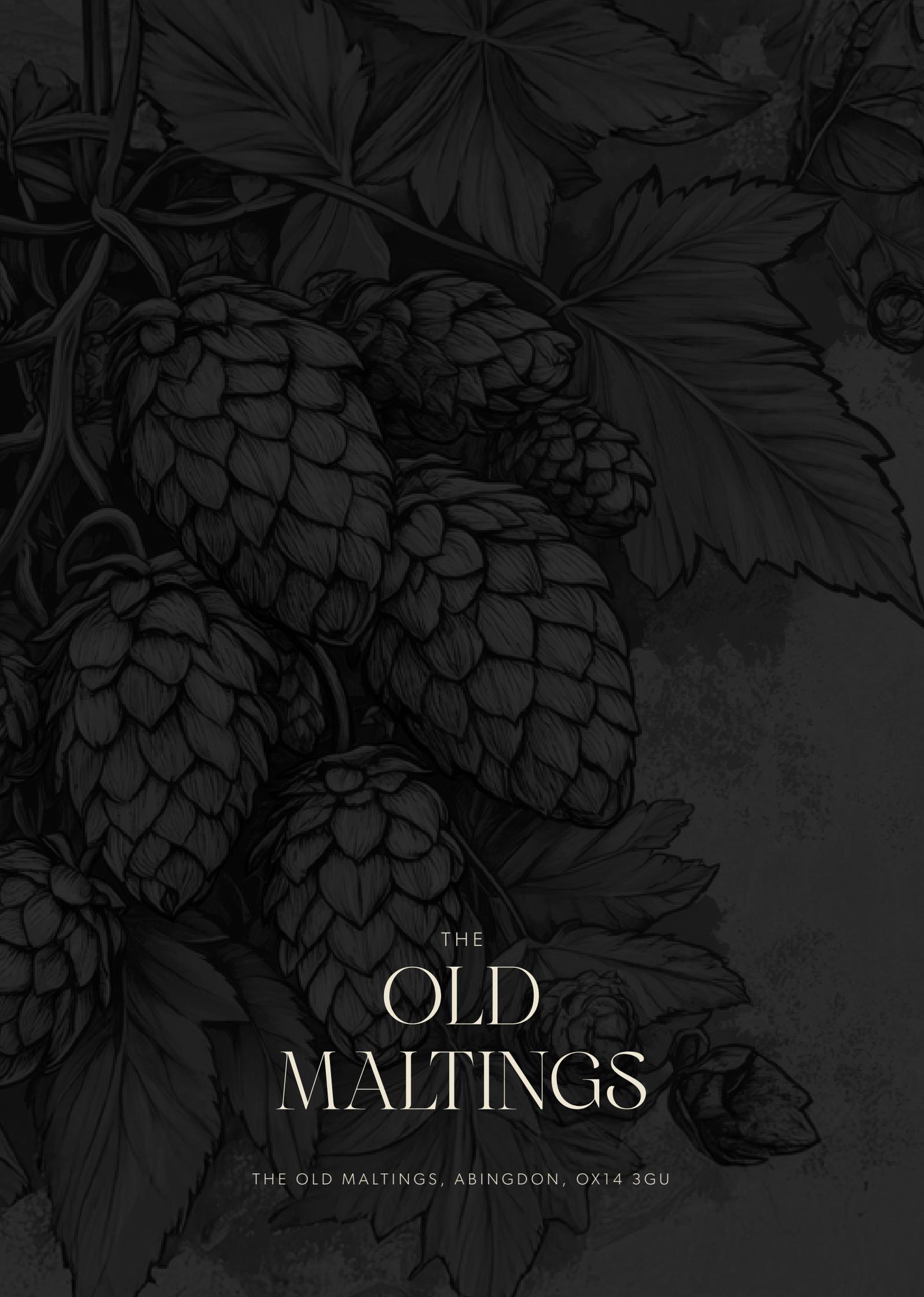
# THE DEVELOPER



XP Property specialise in creating stunning and functional homes by converting and repurposing derelict and underutilised spaces. With a background in architecture and construction the founders Ben Richards and Jack Jiggins focus on maximising space and light, with interior finishes that bring sophistication and timeless beauty that will stand the test of time.



[WWW.XPPROPERTY.CO.UK](http://WWW.XPPROPERTY.CO.UK)



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