



Gibson Close, Abingdon, OX14 1XS

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The ground floor offers a practical layout suited to both everyday living and entertaining. The main feature is an open-plan kitchen/dining space with modern slate-grey units, a central island with breakfast bar, and a vaulted ceiling with skylights providing good natural light, with direct access to the garden.

To the front, the sitting room includes a bay window and fireplace. There is also a separate reception room suitable as a TV room, study or playroom. A cloakroom and built-in storage complete the ground floor. A further downstairs bathroom adds convenience, alongside four WC/wash basin facilities across the property.

On the first floor are four well-proportioned bedrooms in neutral décor. The principal bedroom is a comfortable double, with the remaining rooms offering flexibility for family, guests or home working. A family bathroom serves this floor, with bath and shower over, and there is also an en-suite to the principal suite.

The second floor forms a large principal suite extending over 23ft, with Velux windows, built-in storage, space for sleeping and dressing areas, and an en-suite shower room.

Externally, the property provides parking for multiple vehicles, a rare benefit locally, along with an electric vehicle charging point. The rear garden includes a decked seating area, lawn, covered outdoor seating structure and a storage shed.

Overall, the property offers flexible three-storey accommodation with strong practical features and good living space.





Key Features

- Three-storey family home
- Open-plan kitchen/dining area with vaulted ceiling
- Separate sitting room with bay window
- Additional reception room (ideal study/playroom)
- Four bedrooms on the first floor
- Top floor principal suite with en-suite
- Rear garden with decking and lawn
- Garden lodge and external storage
- EPC Rating C - Council Tax Band E



The Location

Gibson Close is set in a quiet, leafy part of North Abingdon, offering a balance of modern convenience and the charm of this historic market town. It suits professionals and families, with easy access to Oxford, Milton Park and Didcot.

Education & Connectivity

The property is within walking distance of Long Furlong Primary School and in catchment for well-regarded secondary schools. For commuters, the A34 is close by, and Radley Station is under 1.5 miles away, providing links to London Paddington via Didcot Parkway.

Lifestyle & Amenities

The River Thames and Abbey Gardens are nearby, along with the town centre's shops and cafés. Additional amenities are available at Peachcroft and Fairacres.

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 and garaging. 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. We are not aware of any planning permissions in place which would negatively affect the property.

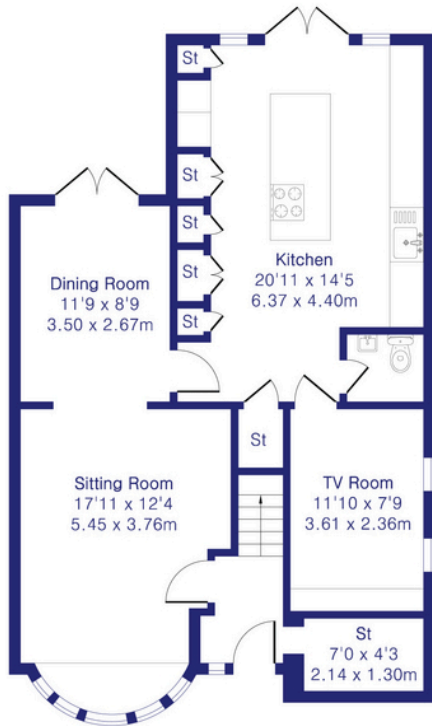


Approximate Gross Internal Area 1806 sq ft - 168 sq m

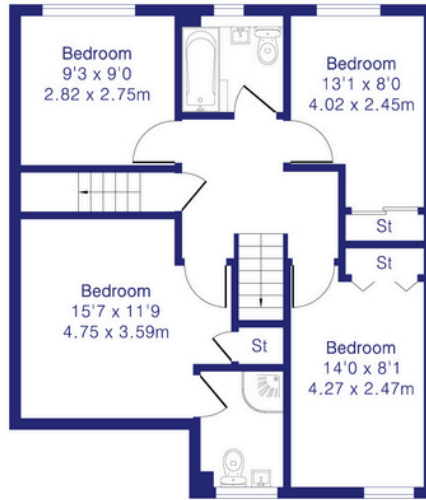
Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 610 sq ft – 57 sq m

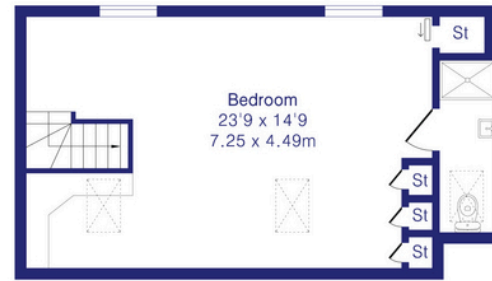
Second Floor Area 396 sq ft – 37 sq m



Ground Floor



First Floor



Second Floor



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.

THOMAS
MERRIFIELD

SALES LETTINGS

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office

51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS