



31 Goff Way, Abingdon
£865,000

Waymark

31 Goff Way

Abingdon

SIMPLY STUNNING! Built to a popular design, this exceptional five-bedroom property delivers an outstanding sense of space and elegance, perfectly suited to both sophisticated living and effortless entertaining. Finished to an exemplary standard throughout, this remarkable family home showcases quality, style, and attention to detail at every turn. A property of this calibre must be viewed in person to be truly appreciated.

Upon entering, you are welcomed by a spacious and inviting entrance hall, complete with a useful storage cupboard and a stylish cloakroom. This impressive hallway leads to a selection of generously proportioned reception rooms, including a well-appointed family room, a dedicated study, and an elegant living room, each offering versatile and comfortable living spaces. At the heart of the home lies a stunning and impressive open-plan kitchen/dining room, thoughtfully designed to create a seamless hub for modern family life and entertaining. Bathed in natural light from an expansive wall of French doors and full-height windows, the space feels bright, airy, and exceptionally inviting. This beautifully finished space is complemented by a separate utility room, enhancing both practicality and convenience.





31 Goff Way

Abingdon

The first floor continues to impress with a spacious galleried landing, creating an immediate sense of light and openness while providing access to all bedrooms. The luxurious master bedroom suite is complete with a stylish ensuite shower room and built-in wardrobes. A second generously sized double bedroom also benefits from its own ensuite, ideal for guests or older children. Two further well-proportioned double bedrooms provide ample accommodation, while a fifth bedroom offers flexibility as a nursery, dressing room, or additional study. Completing the first floor is a contemporary family bathroom, finished to a high standard and thoughtfully designed to serve the remaining bedrooms with ease. The garden is beautifully landscaped and designed with both relaxation and entertaining in mind. A generous, well-maintained lawn provides an ideal space for family enjoyment, children's play, or outdoor gatherings, all enclosed by smart timber fencing offering a good degree of privacy. A stylish paved patio area extends directly from the property, creating the perfect setting for al fresco dining and summer entertaining. Side access leads to the double width driveway and double garage providing ample off road parking.



31 Goff Way

Abingdon

The property has been designed with energy efficiency in mind, benefiting from the inclusion of solar panels, an electric vehicle charging point, and a waste water heat recovery system, ensuring both environmental responsibility and reduced running costs. Offered to the market with no onward chain, the property is move-in ready and further enhanced by the inclusion of fitted curtains and blinds throughout, allowing for a seamless and effortless transition into your new home.

The market town of Abingdon offers a wide variety of high street shopping facilities, independent retailers as well as supermarkets Waitrose and Tesco together with bars, restaurants and cafes within a thriving community. Furthermore the town has highly regarded private schools; St Helen & St Katharine, Abingdon School, The Manor Preparatory and Our Lady's Abingdon.

Council Tax band: TBD

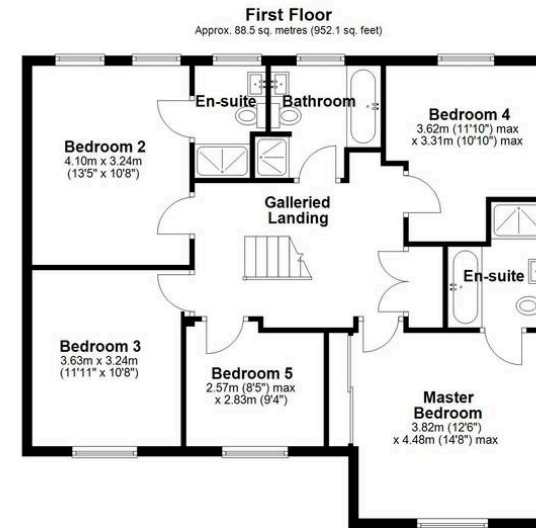
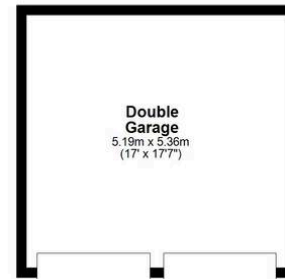
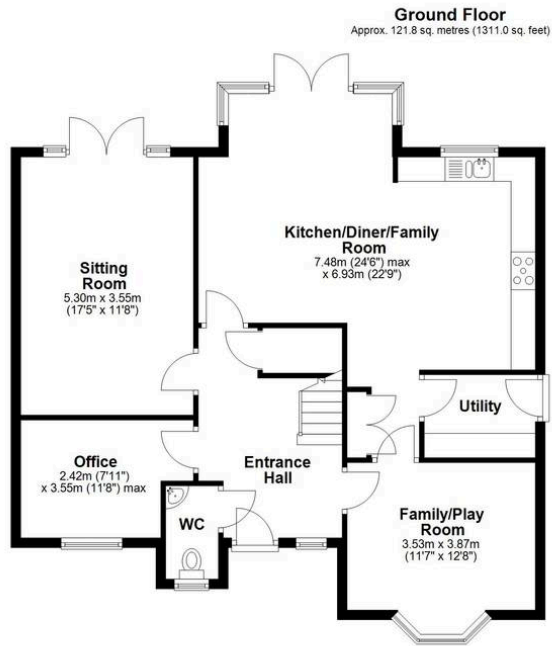
Tenure: Freehold

- Exceptional Five Bedroom Detached Family Home
- Impressive & Spacious Kitchen/Dining Room Flooded With Natural Light
- Three Reception Rooms & Utility Room
- Two En-Suites and Family Bathroom
- Detached Double Garage and Double Width Driveway
- Beautifully Landscaped & Sunny Aspect Rear Garden
- No Onward Chain - Viewing Highly Advised









Total area: approx. 210.2 sq. metres (2263.1 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage - OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.