



Further Wore, Radley, OX14 2DW

Guide Price £625,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

The property is entered via a welcoming hallway with a useful cloakroom and understairs storage. Positioned at the front of the house, the spacious sitting room enjoys excellent natural light from a feature bay window, creating an attractive reception space for everyday living.

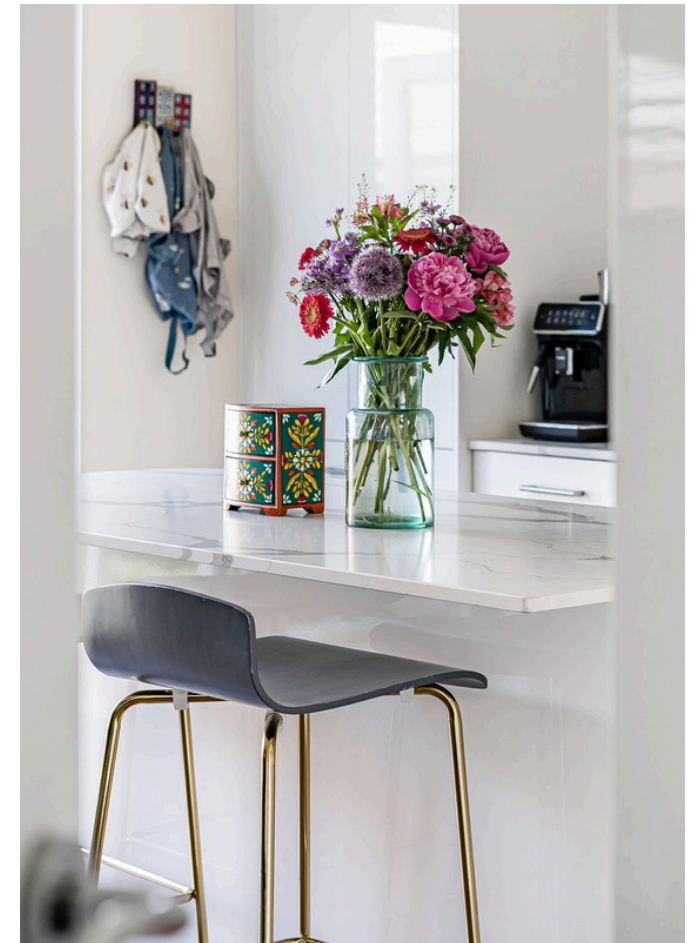
To the rear, the impressive open-plan kitchen/dining room spans the full width of the property and forms the heart of the home. This sociable space offers ample room for both cooking and dining, with French doors opening directly onto the garden and creating a seamless connection between the indoor and outdoor living areas. Additional built-in storage cupboards provide excellent practicality.

The first-floor landing benefits from further storage and provides access to four bedrooms and the family bathroom. The principal bedroom is a generous double room overlooking the front aspect, complete with fitted wardrobes and an en-suite shower room. Bedroom two is another comfortable double bedroom, while bedrooms three and four offer flexibility for growing families, guest accommodation or those requiring a home office.



A modern family bathroom serves the remaining bedrooms and completes the first-floor accommodation.

To the front, the property is set behind an attractive frontage with a driveway providing off-street parking and access to a detached single garage. The rear garden is fully enclosed, featuring a lawned area and patio seating space, ideal for outdoor dining and entertaining. The garage provides valuable additional storage or workshop potential.



## Key Features

- Spacious four-bedroom family home with well-balanced accommodation across two floors
- Bright and welcoming sitting room featuring a characterful bay window
- Full-width open-plan kitchen/dining room ideal for modern family living and entertaining
- French doors from dining area opening directly onto the rear garden
- Principal bedroom with fitted wardrobes and private en-suite shower room
- Three further versatile bedrooms suitable for family, guests, or home office use
- Detached single garage with driveway parking providing excellent practicality
- Enclosed rear garden with patio area, offering a private and family-friendly outdoor space
- EPC Rating B - Council Tax Band E



## The Location

Radley benefits from strong transport links, including its own railway station providing direct services to Oxford and onward connections to London Paddington via Oxford Parkway and Didcot Parkway. The nearby A34 offers swift access to the M4 and M40, making the location particularly convenient for commuters.

Radley Primary School is highly regarded locally, while a number of well-respected independent schools and comprehensive options are available in nearby Abingdon and Oxford, including Abingdon School, St Helen and St Katharine, and Radley College.

In addition, the village offers a strong sense of community, scenic countryside walks, and easy access to the River Thames.

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



**Approximate Gross Internal Area 1198 sq ft - 112 sq m  
(Excluding Garage)**

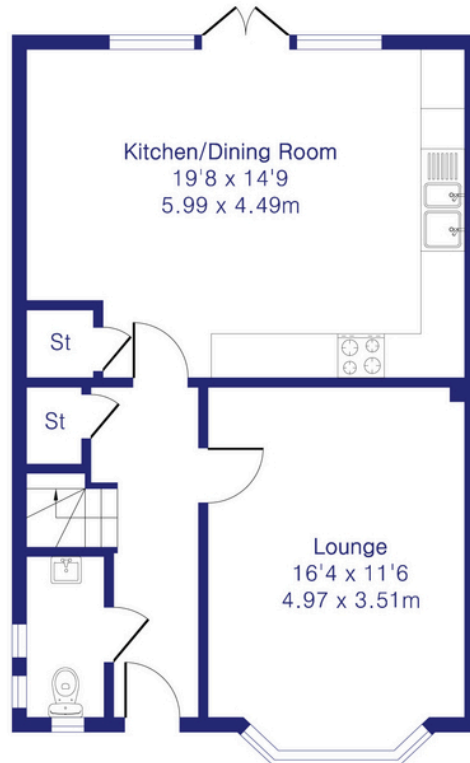
Ground Floor Area 599 sq ft – 56 sq m

First Floor Area 599 sq ft – 56 sq m

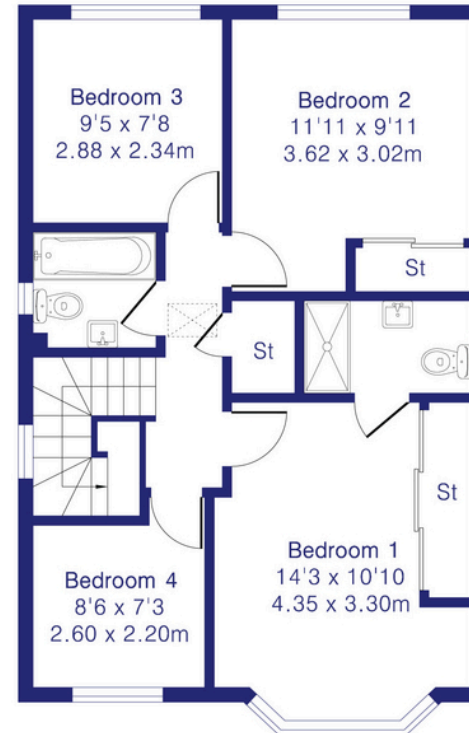
Garage Area 225 sq ft – 21 sq m



Garage



Ground Floor



First 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.

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