



Old Moor, Abingdon, OX14 4ED

Guide Price £625,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming Grade II listed period home, believed to date from the mid-17th century, offering approximately 1,500 sq ft of versatile accommodation. Full of character and period features, the property enjoys an attractive position on the southern edge of Milton with open countryside views.

The welcoming entrance hall features oak flooring and a timber staircase, leading to the impressive extended kitchen/dining room with bespoke in-frame units, granite worktops, integrated Miele appliances and a central island. The bright dining area benefits from a partial glass-vaulted ceiling, professionally painted Italian Lakes mural and doors to the front and rear gardens.

The generous double-aspect living room features a high beamed ceiling, Inglenook fireplace with cast-iron log burner and timber flooring, with double doors opening onto the south-west facing rear garden.

Upstairs are two double bedrooms, a further bedroom/study and family bathroom. The principal bedroom offers fitted wardrobes, wooden flooring and countryside views. The top floor provides an additional double bedroom with exposed beams, vaulted ceiling and fitted storage.

The established south-west facing rear garden extends to approximately 90 ft and includes a large patio, lawns, seating areas, well-stocked borders, vegetable patch, greenhouse and garden store. A rear gate provides direct access to the adjoining recreation ground and playground.

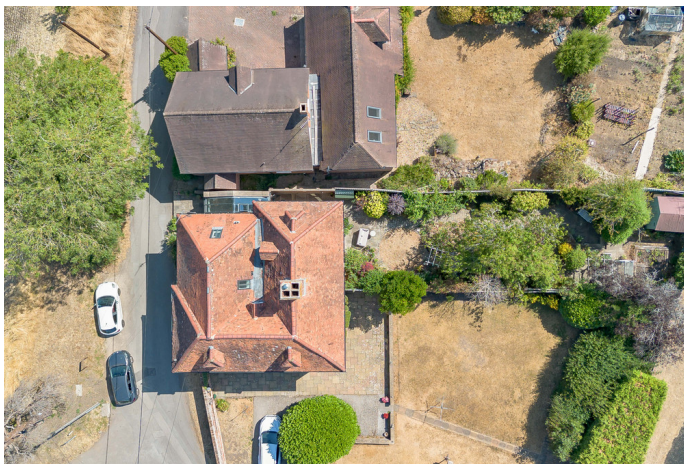
Further benefits include double glazing, gas central heating, underfloor heating and 1Gb/s fibre broadband. Two parking spaces on the adjacent lane have been used by the property for over 20 years.





Key Features

- Grade II listed period home dating from the mid-17th century
- Approx. 1,500 sq ft of versatile accommodation
- Four bedrooms arranged over three floors
- Exceptional kitchen/dining room with bespoke units and Miele appliances
- Characterful sitting room with Inglenook fireplace and log burner
- Approx. 90 ft south-west facing garden
- Gated access to recreational ground and playground
- Two adjacent parking spaces, used by the property for over 20 years



The Location

Milton combines village life with excellent accessibility: the Plum Pudding pub, the Park Club gym and swimming pool are close by, and the nearby Milton Park Signal Yard facility offers further amenities including a chemist, a dentist, a second gym, restaurants, a barber shop, and a Post Office. The Milton Interchange provides easy access to the A34, with Didcot, Abingdon, Reading and Oxford nearby. Didcot Parkway station (approx. 3.5 miles) offers regular 40 minute services to London Paddington.

Vendor comment: "We were drawn to the wonderfully well-stocked garden and the spacious, beautiful house dating back to 1650. The kitchen/dining room is perfect for mealtimes and socialising. We love the village, the friendly neighbours and the easy access to London."

Some material information to note: Grade II listed. 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.

Approximate Gross Internal Area 1489 sq ft - 138 sq m

Ground Floor Area 690 sq ft – 64 sq m

First Floor Area 539 sq ft – 50 sq m

Second Floor Area 260 sq ft – 24 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.



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