



Hither Wore, Radley, OX14 2BG

£670,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An immaculate four-bedroom, two bathroom detached house located on the sought after 'Lawns' development in Radley with double driveway and exceptional open plan kitchen-diner.

Located a short distance from the highly acclaimed Radley college this well-appointed property comprises entrance hall, lounge, impressive kitchen-diner-family room with integrated appliances and integral access to the garage which has an EV charging point, utility room, and cloakroom. On the first floor there is a modern bathroom, and four large bedrooms; the master with fitted wardrobes and en-suite.

The property is located in a particularly good position on the development opposite the park area in a tucked away and very safe location.

To the front of the property there is a double driveway leading to a garage. Finally, to the rear, there is a predominantly lawned garden with side access.

For the bedrooms, presentation and location to be fully appreciated; the property must be viewed.





## Key Features

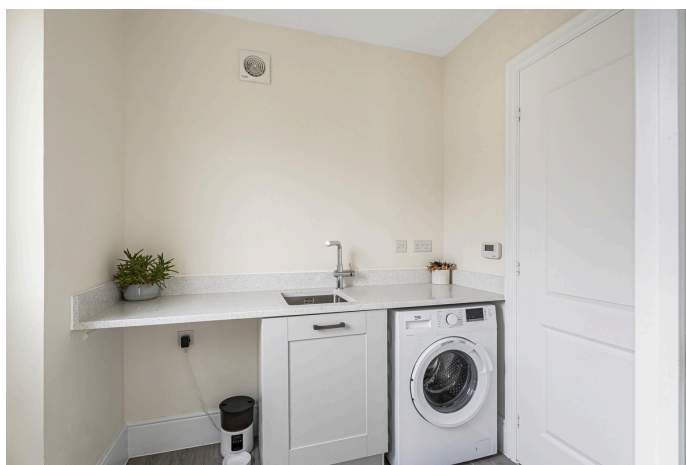
- Four-bedroom detached house
- Very well presented
- Excellent position on the highly regarded `Lawns` development in Radley overlooking the park area.
- Two bathrooms
- Excellent kitchen-diner
- Double driveway and garage
- Utility room
- EPC Rating:B
- Council Tax Band:F



## The Location

Located in the desirable village of Radley, this home offers a perfect balance of village life and city connectivity. Radley station is just a short walk away, providing direct rail links to Oxford in 6 minutes and London Paddington in approximately 60 minutes. With easy access to the A34, the property is ideally positioned for commuters seeking a peaceful village lifestyle without sacrificing quick access to Abingdon's market town amenities or Oxford's cultural centre. The location is a haven for outdoor enthusiasts, situated in close proximity to the Thames Path and Radley Lakes for scenic walks and cycling. The village itself retains a strong community feel, anchored by the traditional Bowyer Arms pub, a local shop, and a highly-regarded primary school.

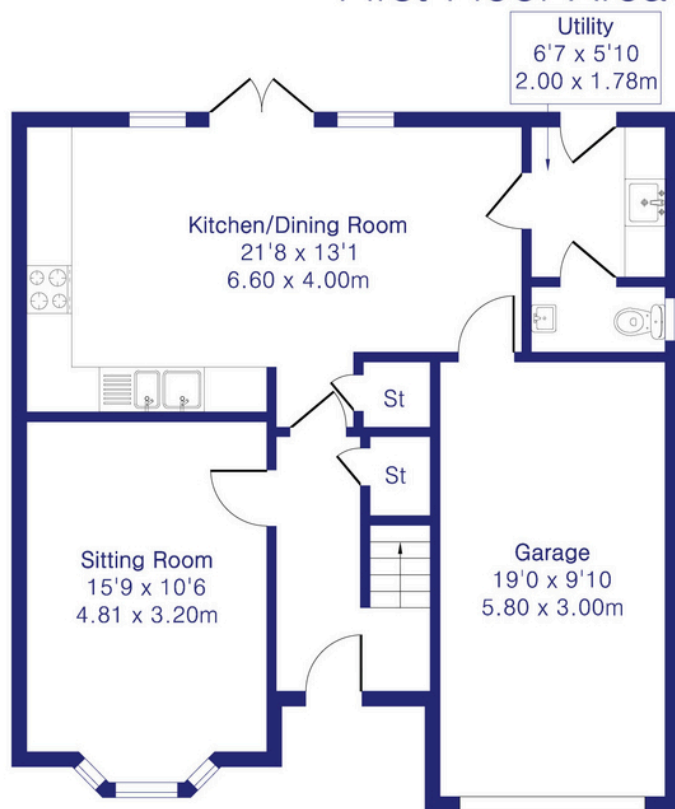
Some material information to note: Gas central heating. Mains water. Mains electrics. Mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a very low/unlikely risk address for flooding. There is an annual management charge on the development of approximately £180. Buyers are advised to conduct searches to ascertain any planning permissions in place locally which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



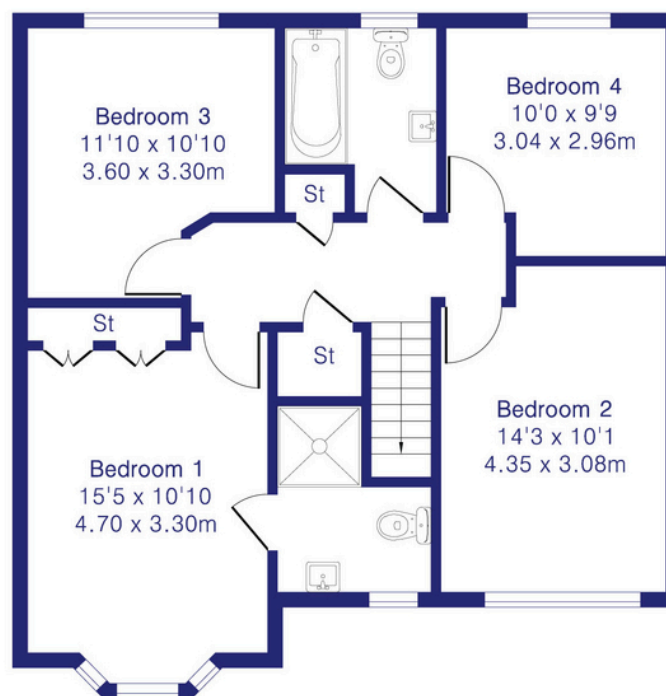
# Approximate Gross Internal Area 1491 sq ft - 138 sq m (Including Garage)

Ground Floor Area 768 sq ft – 71 sq m

First Floor Area 723 sq ft – 67 sq m



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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