



Wootton Road, Abingdon, OX14 1JD

Guide Price £1,245,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This imposing 1910-built detached home is a prime example of Edwardian architecture, perfectly positioned half a mile from Abingdon Town Centre. With only three owners in its century-long history, the property has been meticulously renovated to an exacting standard. The ground floor seamlessly blends period charm with high-end functionality, featuring a new designer kitchen with a central island, a refurbished utility, and an upgraded cloakroom. Re-engineered for modern living, the home boasts improved electrics and high-quality replacement doors that balance heritage with 21st-century security.

The first floor offers five well-appointed bedrooms arranged around a generous landing. As part of the upgrade works, the master en-suite has been fully upgraded, complemented by a stylish family bathroom. Every room benefits from modern replacement windows that mimic the original aesthetic while offering superior thermal performance. From the restored period fireplaces to the freshly decorated walls, the attention to detail ensures the upper level is as comfortable as it is characterful.

Set back behind a mature hedge and sweeping gravel driveway, the externals have been equally well-tended with replacement fascia boards and guttering. The private walled gardens offer a serene escape, featuring a level lawn, stone terrace, and a dedicated kitchen garden with a greenhouse. A detached garage provides further storage, while the overall plot ensures a high degree of privacy and ample off-road parking, making this a truly "turn-key" residence in a sought-after location.





Key Features

- Imposing 1910 Edwardian Detached: Substantial five-bedroom family home.
- Fully Renovated Throughout: Only three owners in over a century.
- New Kitchen & Utility: High-specification modern heart of the home.
- Upgraded Master En-suite: Stylishly renovated along with a new cloakroom.
- Private Walled Gardens: Beautifully landscaped with a stone dining terrace.
- Setting: Just North of Abingdon town centre.
- Prime Wootton Road Location: Half a mile from Abingdon Town Centre.
- Ample Parking & Garage: Large gravel driveway and detached outbuildings.
- EPC Rating E - Council Tax Band F



The Location

Located just half a mile north of historic Abingdon-on-Thames, this property occupies a prestigious and highly sought-after "non-estate" position. A short, level walk leads you directly into the heart of the town, offering a vibrant mix of independent boutiques, coffee shops, and essential amenities like Waitrose, alongside scenic riverside dining and picturesque walks along the Thames. For those seeking active pursuits, nearby Tilsley Park provides world-class sporting facilities, including an athletics track and all-weather pitches, right on your doorstep.

The property is exceptionally well-placed for families, sitting within the catchment area of several highly-regarded primary and secondary schools. It is particularly convenient for Abingdon's renowned independent institutions, such as Abingdon School and St Helen & St Katharine, making this an ideal base for academic excellence. With its blend of historic charm, modern convenience, and superb public transport links via the A34, the location offers an enviable lifestyle for any discerning homeowner.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Garage & private driveway.
- Broadband Coverage: Ultrafast broadband speed is available along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



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Approximate Gross Internal Area 2390 sq ft - 222 sq m



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