



Mill Road, Abingdon, OX14 5NZ

Guide Price £845,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

This exceptional detached home has been extensively reconfigured, extended and enhanced to create a spacious, contemporary family residence. The accommodation includes a welcoming entrance hall, sitting room, study, and an impressive open-plan kitchen/dining/living space with premium integrated appliances, a large central island, and sliding doors opening onto the garden. A separate utility/secondary kitchen, ground floor shower room, and integrated garage with electric roller door complete the ground floor.

Upstairs are four generous double bedrooms, including a superb principal suite with fitted wardrobes and an en-suite shower room. A stylish family bathroom serves the remaining bedrooms, while one guest bedroom also benefits from its own WC.

Occupying a peaceful position at the end of the road adjacent to open fields, the property enjoys a beautifully landscaped and private rear garden with patio, lawn, and pergola seating area. The front offers a block-paved driveway providing ample off-road parking.





## Key Features

- Substantially extended and reconfigured detached home with modern family layout
- Stunning open-plan kitchen/dining/living space forming the heart of the home
- Four generous double bedrooms, including impressive principal suite with en-suite
- Additional study and separate sitting room providing flexible living space
- High-quality kitchen with central island, integrated appliances and garden access
- Separate utility/secondary kitchen plus ground floor shower room
- Large integrated garage with electric roller door and ample driveway parking
- Beautifully landscaped, private rear garden with patio, lawn and pergola seating area
- EPC Rating C - Council Tax Band D



## The Location

Mill Road is a well-established residential address on the western side of Abingdon, offering an excellent balance of convenience and accessibility. The property is within easy reach of the historic town centre, which provides a wide range of independent shops, cafés, restaurants, supermarkets, and leisure facilities.

Families are well served by a selection of highly regarded primary and secondary schools, while nearby parks, riverside walks, and recreational facilities offer plenty of opportunities for outdoor pursuits.

Abingdon enjoys excellent transport links, with easy access to the A34 connecting to Oxford, the M40, and the M4. Didcot Parkway and Oxford railway stations provide fast mainline services to London Paddington, making the area an excellent choice for commuters.

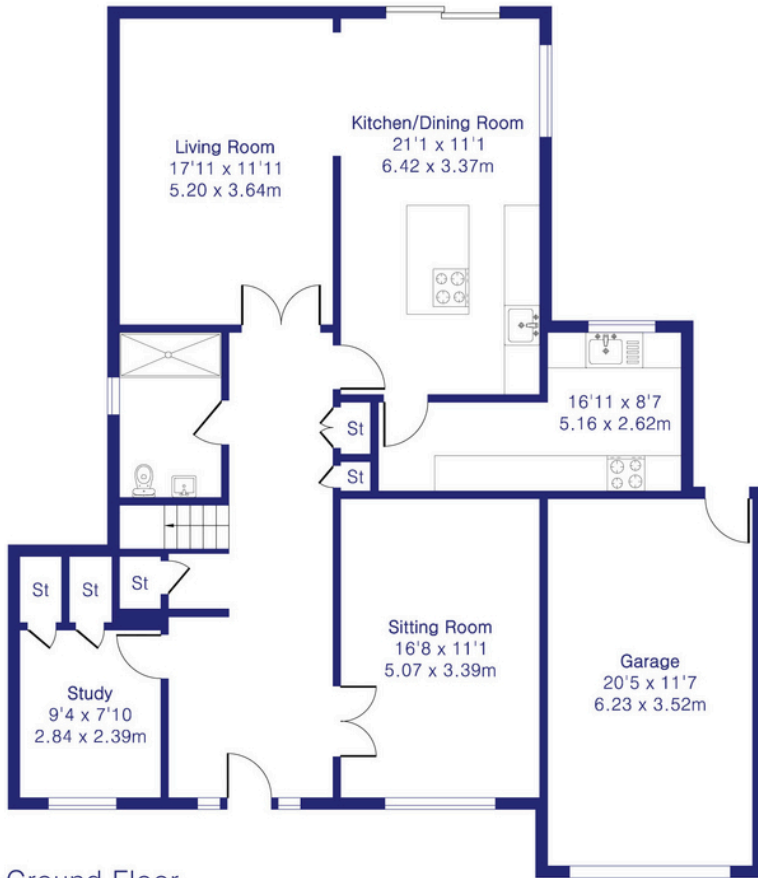
Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and 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.



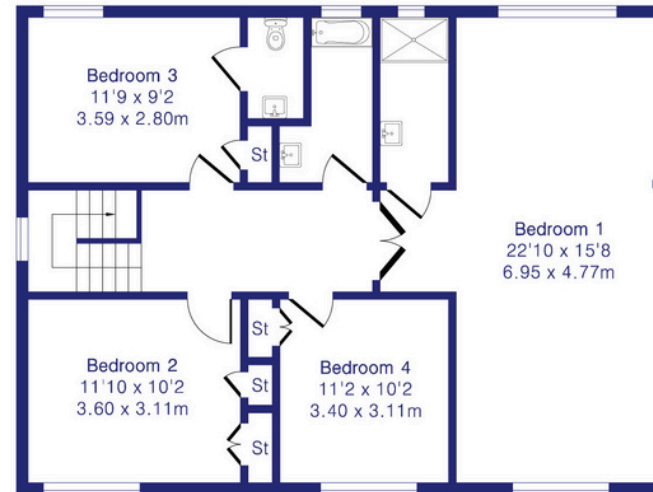
**Approximate Gross Internal Area 2314 sq ft - 215 sq m  
(Including Garage)**

Ground Floor Area 1402 sq ft – 130 sq m

First Floor Area 912 sq ft – 85 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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