



5 Spring Terrace, ABINGDON, OX14 1AP

£1,050,000 Freehold

THOMAS  
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SALES LETTINGS





## The Property

An extremely rare and very elegant four storey Victorian terrace, comprising around 2250sq ft of well-appointed accommodation with four bedrooms, located in this tucked away location within the Albert Park Conservation area.

With a particularly handsome façade this townhouse offers a very impressive lounge of notable size with high ceilings, driveway parking, 4 bedrooms and 3 bathrooms.

The lower ground floor comprises excellent kitchen-diner-family room, utility, dry store, cloakroom, and snug/study.

On the ground floor there is 27ft drawing room with large fireplace and dining area.

On the first floor there is a guest bedroom with en-suite and a large principal bedroom with en-suite and fitted wardrobes.

Finally, on the second floor, there are two double bedrooms and bathroom.

To the front of the property there is driveway parking, and low maintenance garden with steps up to a terrace area.

For the size and unique features of this Victorian townhouse to be fully appreciated, the property must be viewed.





## Key Features

- Four double bedroom Victorian townhouse
- Elegant period property with raised terrace to the front
- Small cul-de-sac location
- Driveway parking
- 2250 sq ft of well-appointed accommodation
- Close to excellent private and state schooling.
- Beautiful lounge with fireplace
- Three bathrooms (two en-suite)
- Snug/study
- Council Tax Band: F / EPC Rating: tbc



## The Location

Spring Terrace forms part of the well-established and highly desirable Albert Park Conservation area. It is within walking distance of Abingdon's town centre and the renowned schools of Abingdon. The nearby A34 connects northbound to Oxford (8 miles) and the M40, southbound to the M4. For commuters, Didcot Parkway is just 8 miles away, with regular mainline connection to London Paddington in as little as 37 minutes. Bus stops serving Oxford are located within a few minutes' walk of this house. Abingdon offers a variety of facilities catering for everyday needs including many restaurants, cafes, supermarkets and shops. There are also many lovely walks around the town including walks along the river Thames to enjoy.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Spring terrace is a private road. 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. 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. Buyers are advised to conduct searches to ascertain any planning permissions in place locally which would negatively affect the property. The property is within the conservation area. Details of any covenants or easements are available on request from the estate agent.



## Approximate Gross Internal Area 2247 sq ft - 208 sq m

Lower Floor Area 758 sq ft – 70 sq m

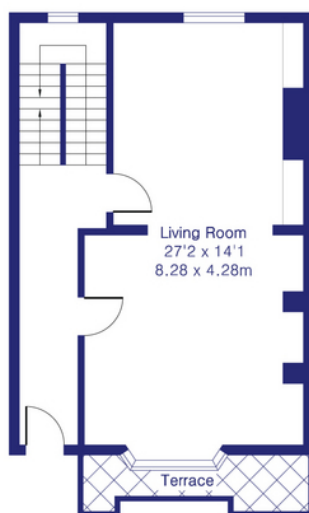
Ground Floor Area 498 sq ft – 46 sq m

First Floor Area 498 sq ft – 46 sq m

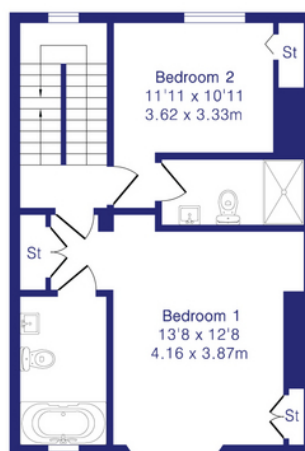
Second Floor Area 493 sq ft – 46 sq m



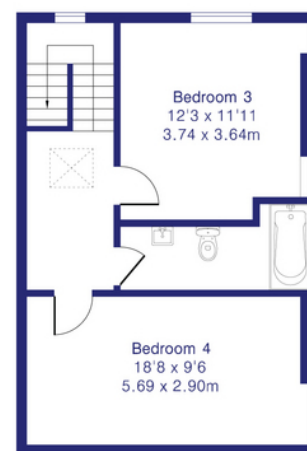
Lower Level



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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