



33 Goff Way, Abingdon OX14 1ZN  
£860,000

Waymark

## 33 Goff Way

AbingdonOX14 1ZN

Offered for sale with no onward chain, this exceptional and beautifully proportioned detached property extends to an impressive 2,263 sq. ft. of elegant, thoughtfully designed living space, arranged over two floors and further enhanced by a substantial double garage. Designed with modern family living and elegant entertaining in mind, the property offers a superb balance of spacious accommodation.

A welcoming entrance hall sets an immediate tone of space and quality, leading to a generous living room, perfect for sophisticated relaxation, and a separate study, ideal for home working in comfort and privacy. To the rear, the true centrepiece of the home is an outstanding open-plan kitchen, dining and family space, designed for both everyday living and stylish entertaining, with an abundance of natural light and seamless access to the garden. A well-appointed utility room enhances practicality, while an additional family/play room provides versatile supplementary living space. A cloakroom completes the ground floor.

The first floor is arranged around an attractive galleried landing, leading to five beautifully proportioned bedrooms. The luxurious master suite features its own four piece ensuite bathroom, while a second bedroom also benefits from an en-suite. Three further bedrooms are served by a well-appointed family bathroom, offering both comfort and convenience.





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Externally, the beautifully landscaped and well-tended rear garden is generously proportioned, providing an idyllic setting for both family enjoyment and refined outdoor entertaining. The property is further enhanced by a substantial double garage, offering secure parking alongside excellent storage facilities.

This is a distinguished home of notable scale and quality, offering elegant interiors and flexible accommodation perfectly suited to contemporary family life. The property is move-in ready and further enhanced by the inclusion of fitted curtains and blinds throughout, allowing for a seamless and effortless transition into your new home.

Furthermore, the property has been designed with energy efficiency in mind, benefiting from the inclusion of solar panels, an electric vehicle charging point, and a waste water heat recovery system, ensuring both environmental responsibility and reduced running costs.

**Material Information:** The property is Freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there Argon filled uPVC double glazing throughout.



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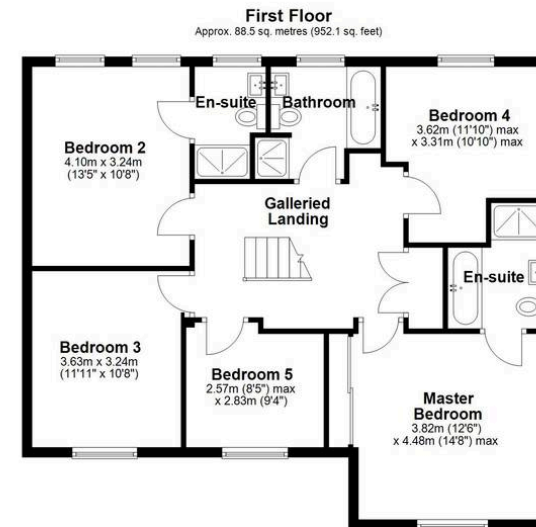
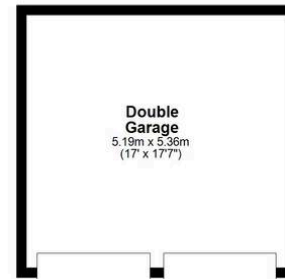
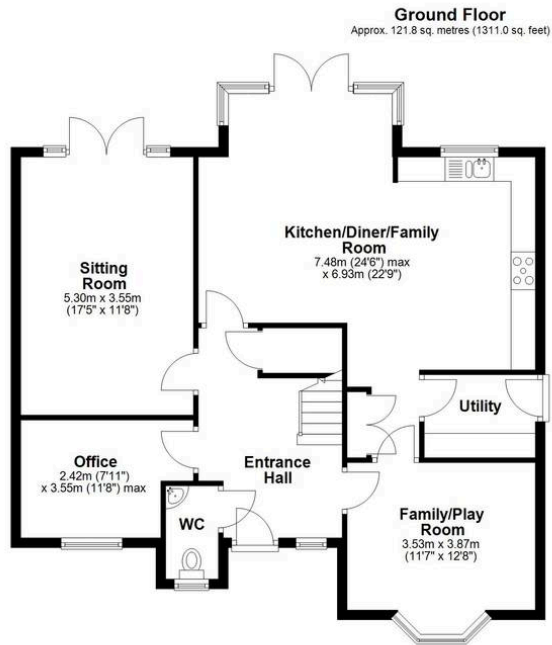
The market town of Abingdon offers a wide variety of high street shopping facilities, independent retailers as well as supermarkets Waitrose and Tesco together with bars, restaurants and cafes within a thriving community. Furthermore the town has highly regarded private schools; St Helen & St Katharine, Abingdon School, The Manor Preparatory and Our Lady's Abingdon. Council Tax band: TBD

Tenure: Freehold

- Receive Any Profit with Part Exchange Guarantee
- Truly Stunning Detached Family Home
- Five Generous Bedrooms With Two Ensuites
- Three Reception Rooms, Utility Room & Cloakroom
- High Quality Finish Throughout
- Upgrades Included Worth Over £20,000
- Well Proportioned & Impressive Space Throughout
- Private Driveway & Double Garage
- Energy Efficient Home With Solar Panels & EV Charging Point







Total area: approx. 210.2 sq. metres (2263.1 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.  
Plan produced using PlanUp.

# Waymark Wantage

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