



Sugworth Lane, Radley, OX14 2HY

Guide Price £830,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This highly individual detached bungalow is centred around a stunning double-height living room, featuring a vaulted ceiling, exposed timber beams, and an impressive brick fireplace. French doors open directly onto the garden, while the living space flows seamlessly into a separate dining room, creating an ideal layout for both everyday living and entertaining. The traditional kitchen/breakfast room is complemented by a conservatory and separate utility room, offering excellent potential for modernisation or reconfiguration to suit individual requirements.

There are three well-proportioned bedrooms, served by a family bathroom with separate shower cubicle, offering a practical layout with further potential to adapt.

Occupying an exceptional plot of approximately one-third of an acre, the property enjoys a private south-facing garden and open countryside views to both the front and rear. Positioned in a desirable non-estate location, where many neighbouring homes have been successfully redeveloped, this highly individual detached home offers a rare opportunity to modernise, extend or redesign (subject to the necessary consents), creating a truly bespoke home in a sought-after setting.



The generous mature gardens are a real feature of the property, with established lawns, an ornamental pond, a traditional glass greenhouse and a summerhouse set within the main garden. A wishing well & conifer hedge mark the entrance to a gated orchard with apple and plum trees and a vegetable patch. There is an additional glass greenhouse, a brick built storage building and various timber sheds that complete the outdoor space which enjoy views across the adjoining fields.



Key Features

- Individual detached home on a plot of approximately one-third of an acre.
- Exceptional potential to modernise, extend or redevelop (STPP).
- Sought-after non-estate location on the edge of Abingdon.
- Open countryside views to both the front and rear.
- Impressive vaulted living room with exposed beams and feature fireplace.
- Three bedrooms with flexible living accommodation.
- Mature gardens with an ornamental pond, summerhouse, two glass greenhouses, gated orchard and vegetable patch with open field views.
- Extensive driveway parking and integral single garage.
- EPC Rating F - Council Tax Band F



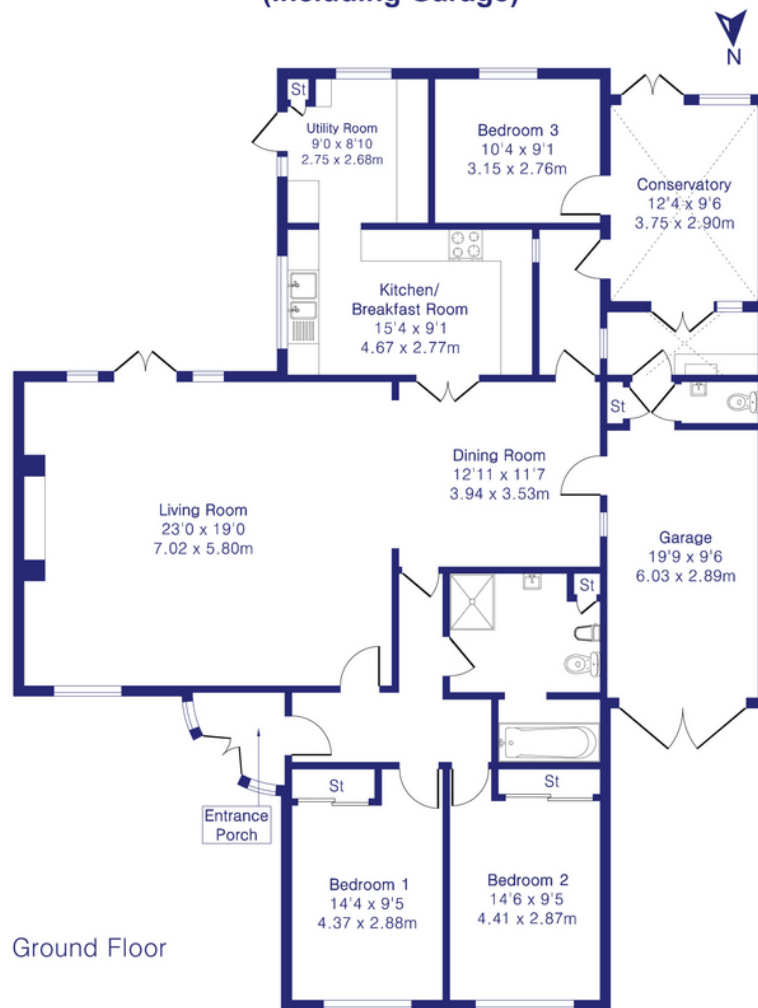
The Location

Sugworth Lane enjoys a desirable semi-rural setting on the edge of Abingdon, offering the perfect balance between peaceful countryside living and excellent access to everyday amenities. The nearby town centre provides a wide range of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with highly regarded primary and secondary schools.

The property is ideally positioned for commuters, with easy access to the A34 linking to the M40, M4 and Oxford. Didcot Parkway and Oxford railway stations offer regular services to London Paddington, while the surrounding network of footpaths and bridleways provides excellent opportunities to enjoy the neighbouring countryside and riverside walks.

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. 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.

**Approximate Gross Internal Area 1836 sq ft - 171 sq m
(Including Garage)**



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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