

west

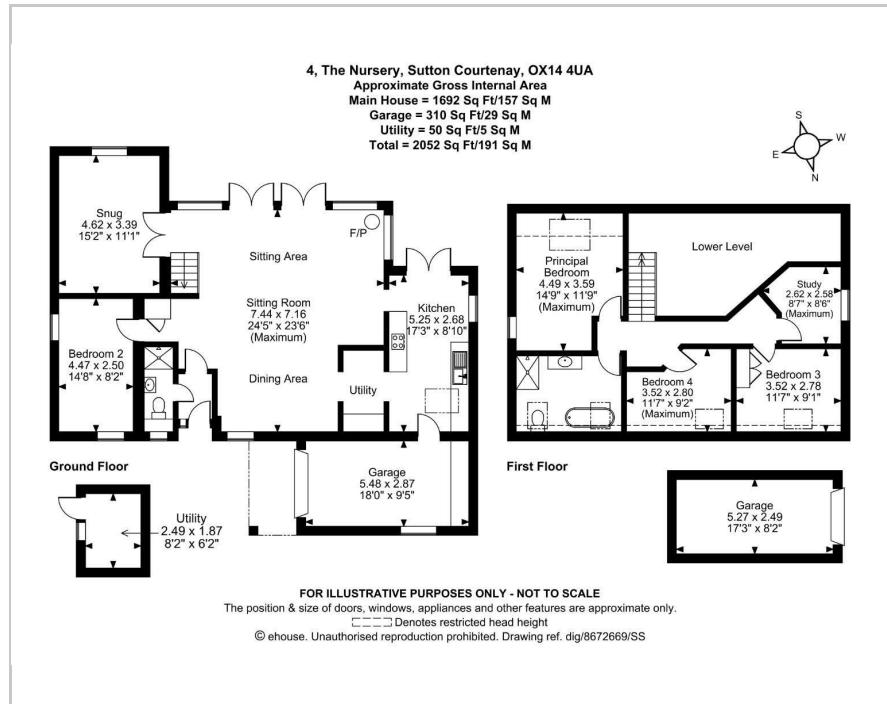
THE PROPERTY CONSULTANCY



4 The Nursery, Nr. Abingdon on Thames, OX14 4UA
Guide Price £805,000



Floor Plan



A VERY DISCREETLY LOCATED ARCHITECTURALLY INTERESTING HOUSE WITHIN THE VILLAGE CONSERVATION AREA

- Set in the much coveted Conservation Area
- 21st Century living space with a special interior
- Within a short walk of the iconic village green
- 3 Reception rooms with vaulted social space
- A 'chef's' kitchen connected to the dining space
- Full height glazed rear elevation with private garden view
- 4 Bedrooms & 2 Bath / Shower rooms
- 2 Garages & forecourt parking + discreet approach
- Fantastic village restaurants / pubs / coffee shops & Cafes
- Didcot Parkway c.3.5 miles Oxford c.13.6 Abingdon c.3.1 miles

Area Map



216 Banbury Road, Oxford, OX2 7BY
Tel: 01865 510000 Email: oxford@west-tpc.co.uk <https://www.west-tpc.co.uk>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(2) - (A)		
(3) - (B)	B	82	70
(4) - (C)	C		
(5) - (D)	D		
(6) - (E)	E		
(7) - (F)	F		
(8) - (G)	G		
Not energy efficient - higher running costs			

EU Directive 2002/91/EC
England & Wales