



Knollys Close, Abingdon, OX14 1XN

£485,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The ground floor offers excellent light and space, enhanced by a side extension with angled skylights. At its heart is a bespoke Woodwise kitchen/dining/family room with light cabinetry, solid bamboo worktops, integrated appliances and built-in shelving. This superb space opens directly onto the rear garden via wide folding glazed doors, creating a seamless indoor-outdoor flow. To the front, a spacious sitting room features bamboo flooring and modern finishes, with double doors linking through to the main living area. A welcoming entrance hall with guest cloakroom/WC completes the ground floor.

The first floor is accessed via a light landing with built-in storage. The accommodation comprises three well-proportioned bedrooms, including two generous doubles with fitted wardrobes and a versatile third bedroom ideal as a study or nursery. A stylish family bathroom serves all bedrooms and includes contemporary white sanitary ware, bath with shower screen, and attractive blue and white mosaic tiling.

The property sits within beautifully landscaped, private gardens with a leafy, secluded backdrop. The rear garden features extensive natural stone paving, curved brick-edged borders and well-stocked planting, creating an attractive outdoor space. To the front, a private driveway provides ample parking and leads to a substantial detached garage offering excellent storage, parking or workshop use.





Key Features

- Quiet cul-de-sac location in Abingdon
- Light and spacious accommodation throughout
- Modern kitchen/dining family space
- Separate sitting room with good natural light
- Three well-proportioned bedrooms
- Stylish family bathroom
- Private rear garden with seating areas
- Driveway parking and garage/storage provision
- EPC Rating C - Council Tax Band E



The Location

Knollys Close is a quiet and well-regarded cul-de-sac in Abingdon, offering a peaceful setting while remaining close to the town's amenities. Abingdon-on-Thames is a highly sought-after Oxfordshire market town on the River Thames, known for its historic charm, riverside walks, and strong community feel.

The property is well placed for access to excellent local schooling, as well as Abingdon's town centre, which offers a range of shops, cafés, supermarkets, and leisure facilities. Nearby Abbey Meadows and the Thames Path provide attractive green spaces and walking routes.

For commuters, Abingdon is well connected via the A34, giving access to Oxford, Didcot (with mainline services to London Paddington), and the wider motorway network. Regular bus routes also serve Oxford and surrounding areas.

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. We are not aware of any planning permissions in place which would negatively affect the property.

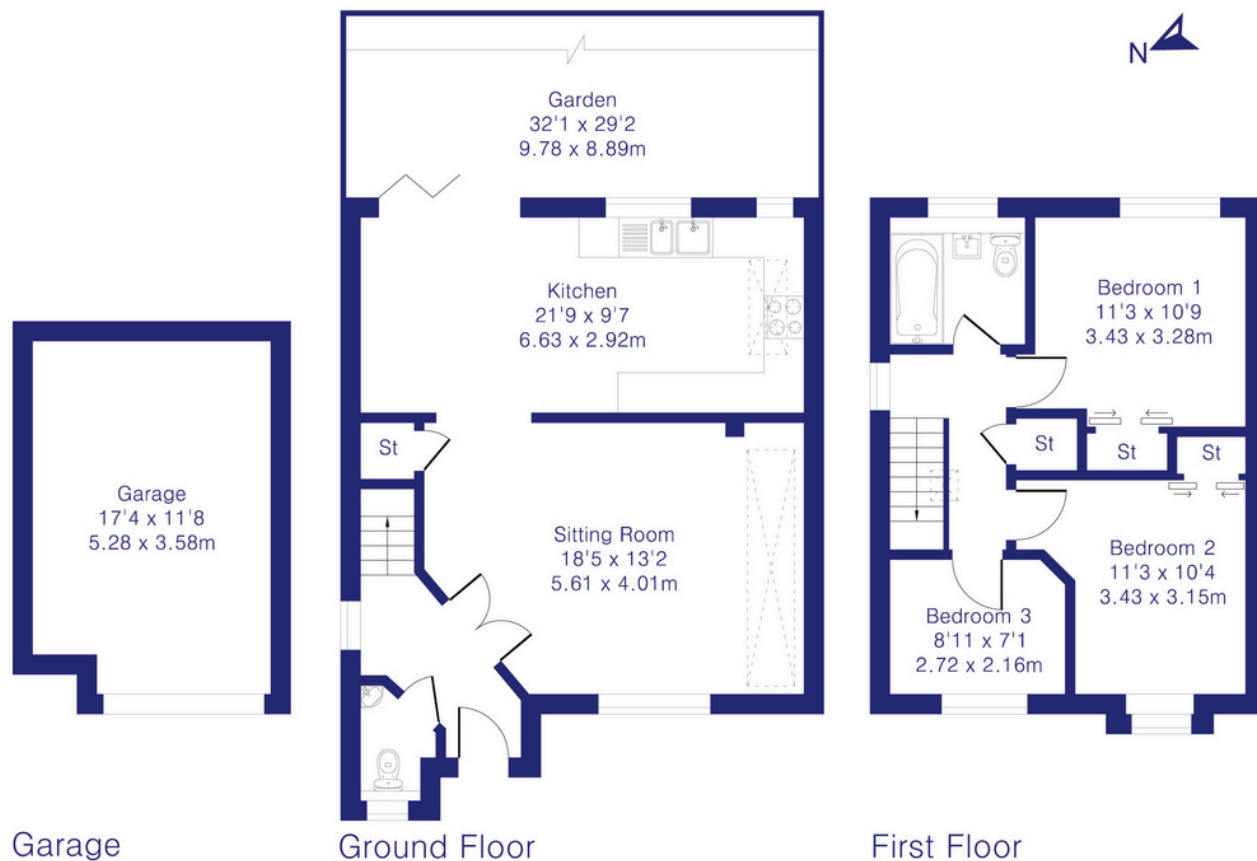


Approximate Gross Internal Area 1133 sq ft - 105 sq m

Ground Floor Area 526 sq ft – 49 sq m

First Floor Area 411 sq ft – 38 sq m

Garage Area 196 sq ft – 18 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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