



Further Wore, Radley, OX14 2DW

Guide Price £625,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





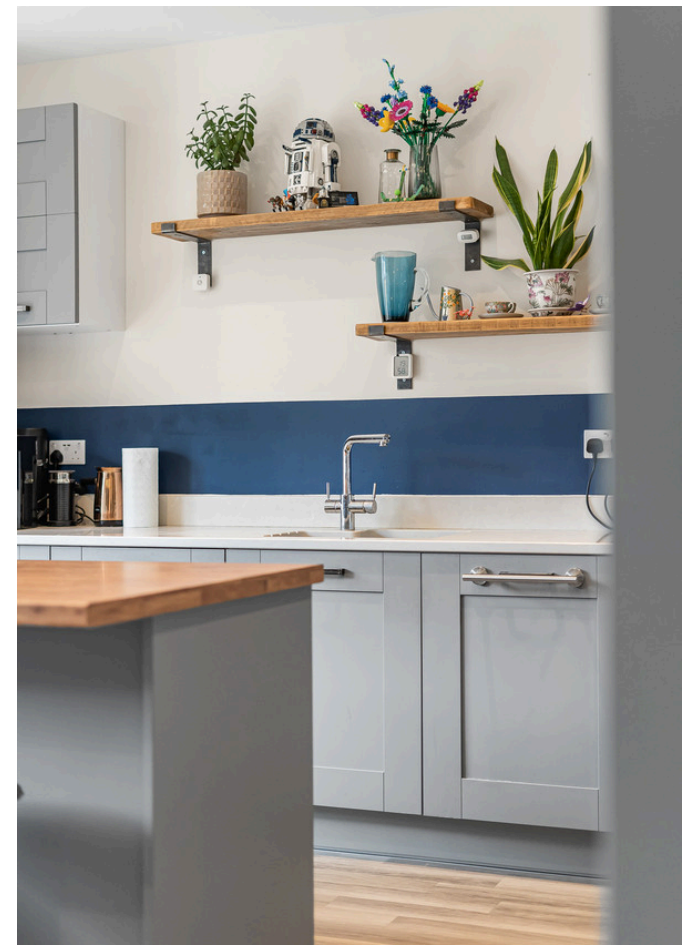
The Property

The property is entered via a welcoming hallway with a useful cloakroom and under-stairs storage. To the front is a spacious sitting room, enjoying plenty of natural light from the feature bay window and providing a comfortable reception space. To the rear, the impressive open-plan kitchen/dining room spans the full width of the property and provides an excellent space for both everyday living and entertaining. The kitchen is well equipped with a built-in microwave, dishwasher, fridge/freezer and boiling-water tap, while a separate utility cupboard provides plumbing for a washing machine and space for a tumble dryer. French doors open directly onto the rear garden, creating a good connection between the indoor and outdoor spaces.

Upstairs, the landing provides access to four bedrooms and the family bathroom, along with additional storage. The principal bedroom is a generous double with a front aspect and en-suite shower room. Bedroom two is another well-proportioned double, while bedrooms three and four offer useful flexibility for children, guests or home working. A modern family bathroom completes the first-floor accommodation.



Outside, the property benefits from a driveway providing off-street parking and access to a detached single garage with power and lighting, offering useful additional storage or workshop space. An external electrical socket is also available for car charging. The fully enclosed rear garden features a lawn and patio area, providing a pleasant space for outdoor dining and relaxing.



Key Features

- Spacious bay-fronted sitting room
- Impressive open-plan kitchen/dining room
- French doors opening onto the rear garden
- Four well-proportioned bedrooms
- Principle bedroom with en-suite
- Modern family bathroom and ground-floor cloakroom
- Enclosed rear garden with lawn and patio
- Driveway parking and detached single garage
- EPC Rating B - Council Tax Band E



The Location

Further Wore is situated in the popular village of Radley, offering a semi-rural setting with attractive surrounding countryside and a welcoming village community. Radley has a range of local amenities, with further shopping, cafés, restaurants and leisure facilities available in nearby Abingdon and Oxford. Radley railway station provides services to Oxford and London, while the A34 offers convenient road links to the wider area, making this an appealing location for those seeking a village lifestyle with excellent connectivity.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom 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. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

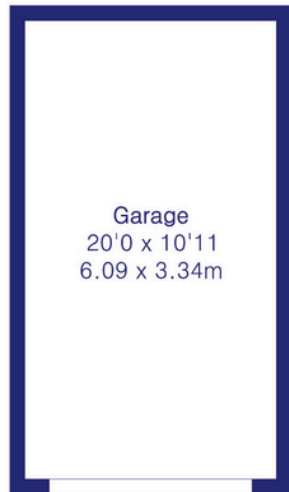


**Approximate Gross Internal Area 1182 sq ft - 110 sq m
(Excluding Garage)**

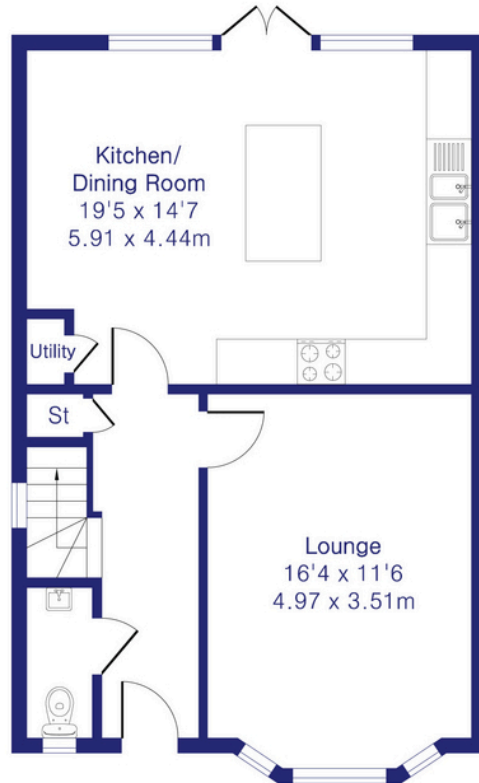
Ground Floor Area 591 sq ft – 55 sq m

First Floor Area 591 sq ft – 55 sq m

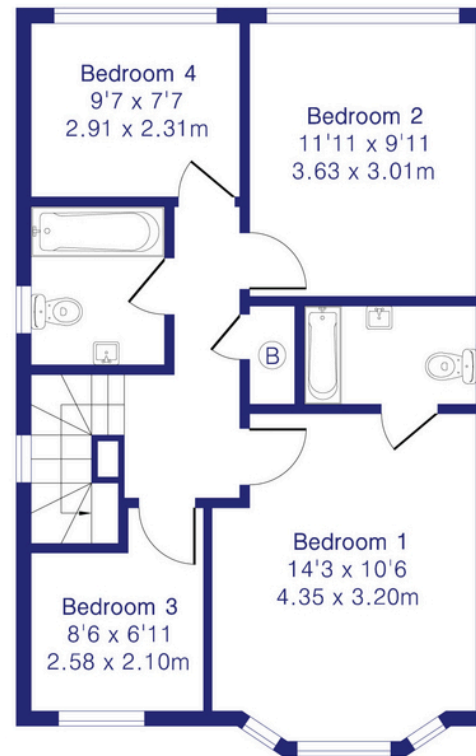
Garage Area 219 sq ft – 20 sq m



Garage



Ground Floor



First 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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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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