



27 Eight Acre, Radley, OX14 2AX  
£720,000 Freehold

THOMAS  
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SALES LETTINGS



## The Property

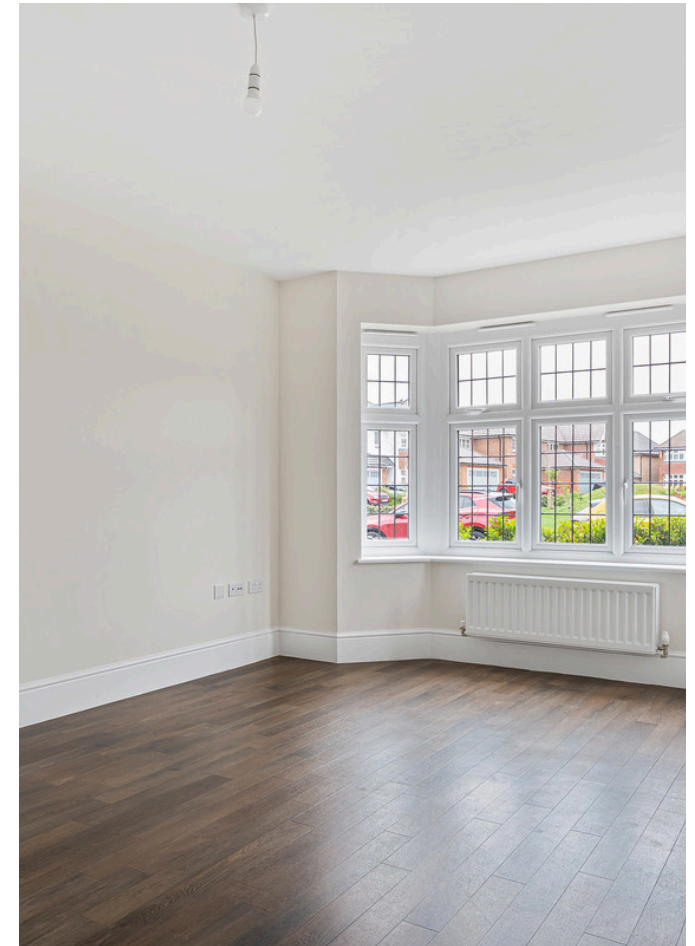
A handsome and high specification three double bedroom, three-bathroom home, built to Redrow's popular Leamington Lifestyle design on The Lawns development in Radley, which is located a short distance from the highly acclaimed Radley college. Offered for sale with no onward chain, the home boasts en-suite bathrooms to each bedroom and a pleasant position opposite a small park and green area.

The accommodation comprises entrance hall with tiled floor, cloakroom, cupboard, lounge, utility room, and very impressive kitchen-diner-family area. On the first floor there are three double bedrooms all with ensuite bathrooms; the master of particular note which has a walk-in-wardrobe and four-piece bathroom.

To the front of the property there is a driveway and garage. Finally, to the rear, there is a low maintenance garden with side access, shed, and patio area. For the location and finish to be fully appreciated; the property must be viewed.

Some material information to note: Gas central heating. Mains water. Mains electrics. Mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. There is an annual maintenance charge on the development of approximately £175.





## Key Features

- Three double bedrooms.
- Three en-suite bathrooms to each bedroom.
- Walk-in-wardrobe to master bedroom.
- Driveway and garage.
- No onward chain.
- Located on the The Lawns development in the highly regarded village of Radley close to Radley college.
- Very impressive kitchen-diner-family room.

## The Location

Nestled in the charming village of Radley, this home offers a perfect balance of rural tranquillity and city connectivity. Radley station is just a short walk away, providing direct rail links to Oxford in 6 minutes and London Paddington in approximately 60 minutes. With easy access to the A34, the property is ideally positioned for commuters seeking a peaceful village lifestyle without sacrificing quick access to Abingdon's market town amenities or Oxford's cultural centre. The location is a haven for outdoor enthusiasts, situated moments from the Thames Path and Radley Lakes for scenic riverside walks and cycling. The village itself retains a strong community feel, anchored by the traditional Bowyer Arms pub, a local shop, and a highly-regarded primary school.

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## Approximate Gross Internal Area 1412 sq ft - 132 sq m (Excluding Garage)

Ground Floor Area 706 sq ft – 66 sq m

First Floor Area 706 sq ft – 66 sq m

Garage Floor Area 223 sq ft – 21 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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