



28 North Quay, Abingdon

Abingdon

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Abingdon, Abingdon

Property Description:

Set within one of Abingdon's most desirable riverside positions, this property, situated on North Quay is an exceptional home that has been designed around its setting, with uninterrupted views across the River Thames and a seamless connection between inside and out.

From the moment you step into the main living space, the house immediately sets itself apart. Floor to ceiling glazing frames the river beyond, while full-width double doors open directly onto the garden and terrace, allowing the entire space to be opened up in the warmer months. The result is a home that feels both bright and expansive, yet calm and grounded in its surroundings. Underfloor heating runs throughout the principal living area, reinforcing the sense of comfort and quality.

At the heart of the home, the kitchen has been finished to an exceptional standard. Contemporary in design and highly functional, it features twin Smeg ovens, a substantial kitchen island, an under-counter wine fridge and carefully considered lighting that creates a warm, atmospheric feel into the evening. A well-appointed utility room sits just off the kitchen, providing additional practicality without compromising the clean aesthetic of the main space.



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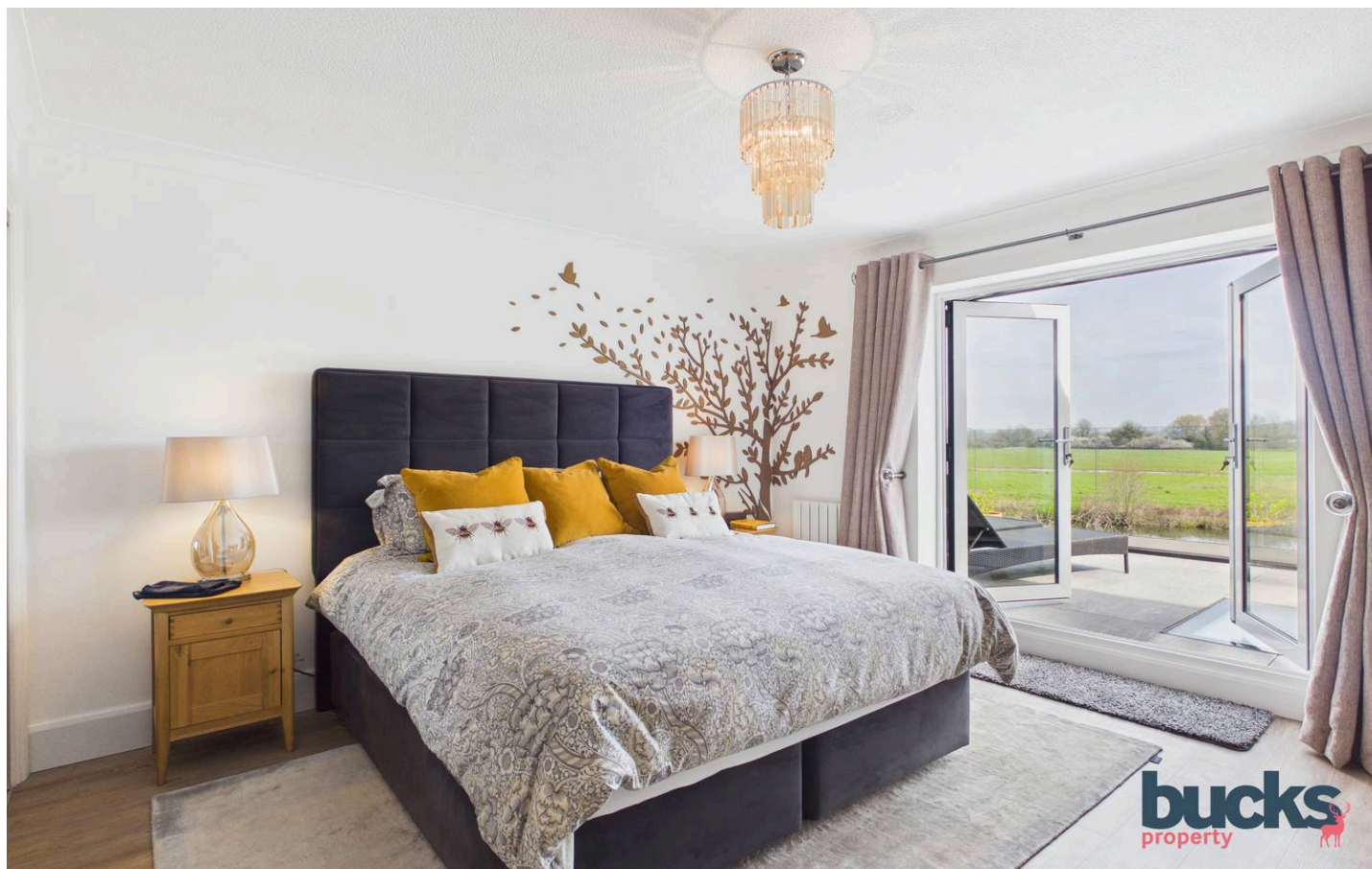
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Upstairs, the principal bedroom enjoys direct access onto a substantial balcony overlooking the river. This is a standout feature of the home, offering a private vantage point to take in the views, with ample space for seating and sun loungers. A glass floor section within the balcony allows natural light to filter down into the living space below, while sleek glass balustrades ensure the outlook remains uninterrupted.

The views themselves are exceptional, stretching up river towards Abingdon, with the church spire providing a striking focal point, particularly when illuminated in the evening.

Externally, the house continues to impress. The terraced garden leads down to a dedicated seating area beside the river, complete with a pagoda, creating a setting that is equally suited to entertaining or quiet relaxation. There is also practical storage beneath the house, ideal for paddleboards and waterside equipment, making full use of the direct river access and 40ft private mooring.

To the front, there is generous parking for three to four vehicles, along with an electric vehicle charging point.



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In addition, the property offers further potential. A substantial boarded loft space provides a clear opportunity to create an additional bedroom suite, subject to the necessary consents, allowing a future buyer to evolve the house in line with their needs.

North Quay is widely regarded as one of Abingdon's most sought-after addresses, known for its peaceful riverside environment and close proximity to the town centre.

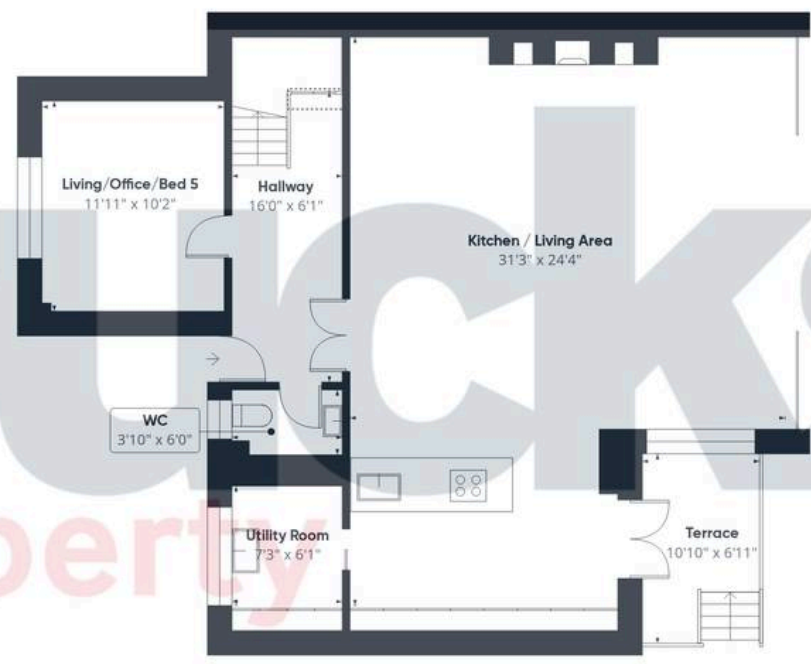
Abingdon offers a unique blend of historic character and modern convenience, with a range of independent shops, cafés and restaurants, alongside well-regarded schools and strong transport connections into Oxford and further afield.

The setting allows for a lifestyle that is both connected and tranquil, with riverside walks and open space immediately on the doorstep.

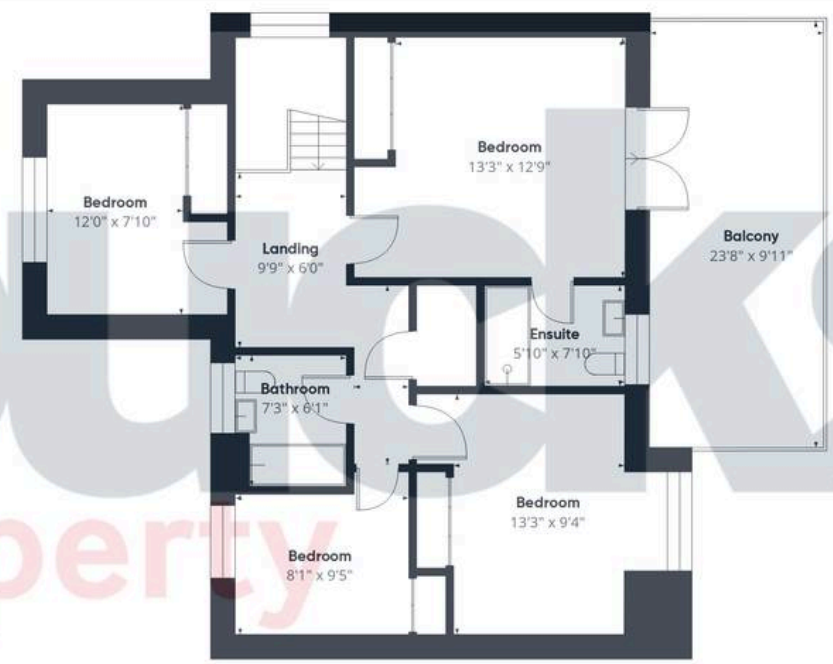
Overall, this is a rare opportunity to acquire a thoughtfully designed riverside home that combines strong architecture, high specification and an exceptional setting, all within a short riverside walk of Abingdon's town centre.







First Floor



Floor 2



Approximate total area⁽¹⁾
1786 ft²

Balconies and terraces
310 ft²

Reduced headroom
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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