



Crown Mews, Abingdon, OX14 5DS
Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The ground floor offers a practical and well-arranged layout, complemented by wooden flooring throughout. A bright fitted kitchen includes a dedicated breakfast area, while the spacious living room benefits from French doors opening directly onto the rear garden. To the front of the property, a separate dining room provides additional reception space, all connected via a central hallway with access to the upper floors.

The first floor comprises two generously sized bedrooms alongside a stylish shower room. Finished with contemporary floor-to-ceiling tiling and modern fittings, the shower room complements the clean and neutral décor carried throughout the home. Large windows allow for plenty of natural light, creating bright and welcoming bedrooms.

The top floor features two further double bedrooms together with a modern family bathroom. These versatile rooms are ideal as principal bedrooms, guest accommodation, or home office space. The bathroom is fitted with a contemporary white suite and modern tiling.

To the rear, the property enjoys a landscaped enclosed garden with a paved patio area and an array of mature planting. A outbuilding offers valuable external storage space. Positioned within a quiet mews-style development, the property also benefits from two allocated parking spaces and is conveniently located within walking distance of the town centre.





Key Features

- Rarely Available – A four-bedroom townhouse in a select Mews-style development.
- Prime Location – Just a short, level stroll from Abingdon Town Centre.
- Modern Interiors – Features elegant wooden flooring and a neutral finish.
- Modern Bathrooms – Includes a refitted family bathroom and a separate shower room.
- Versatile Living – Spacious kitchen/breakfast room plus two separate reception rooms.
- Landscaped Garden – Enclosed rear garden with a paved patio and a useful outbuilding.
- Allocated Parking – Includes two designated parking spaces in a central location.
- Excellent Links – Easy access to the A34 and rail services at Radley and Didcot Parkway.
- EPC Rating C - Council Tax Band E



The Location

Crown Mews is situated in the heart of Abingdon-on-Thames, the development offers a quiet retreat just a short, level walk from the Town Centre, providing immediate access to a variety of independent shops, restaurants, and the vibrant weekly market.

Residents benefit from proximity to scenic riverside walks along the Thames and the beautiful Abbey Grounds. The area is renowned for its exceptional schooling, with prestigious institutions like Abingdon School and St Helen & St Katharine within easy reach, making it a highly sought-after location for families.

Connectivity is a key feature, with the A34 nearby linking to the M4 and M40. For rail commuters, Radley and Didcot Parkway stations offer fast, direct services to London Paddington and Oxford.

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 two allocated parking spaces. 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.



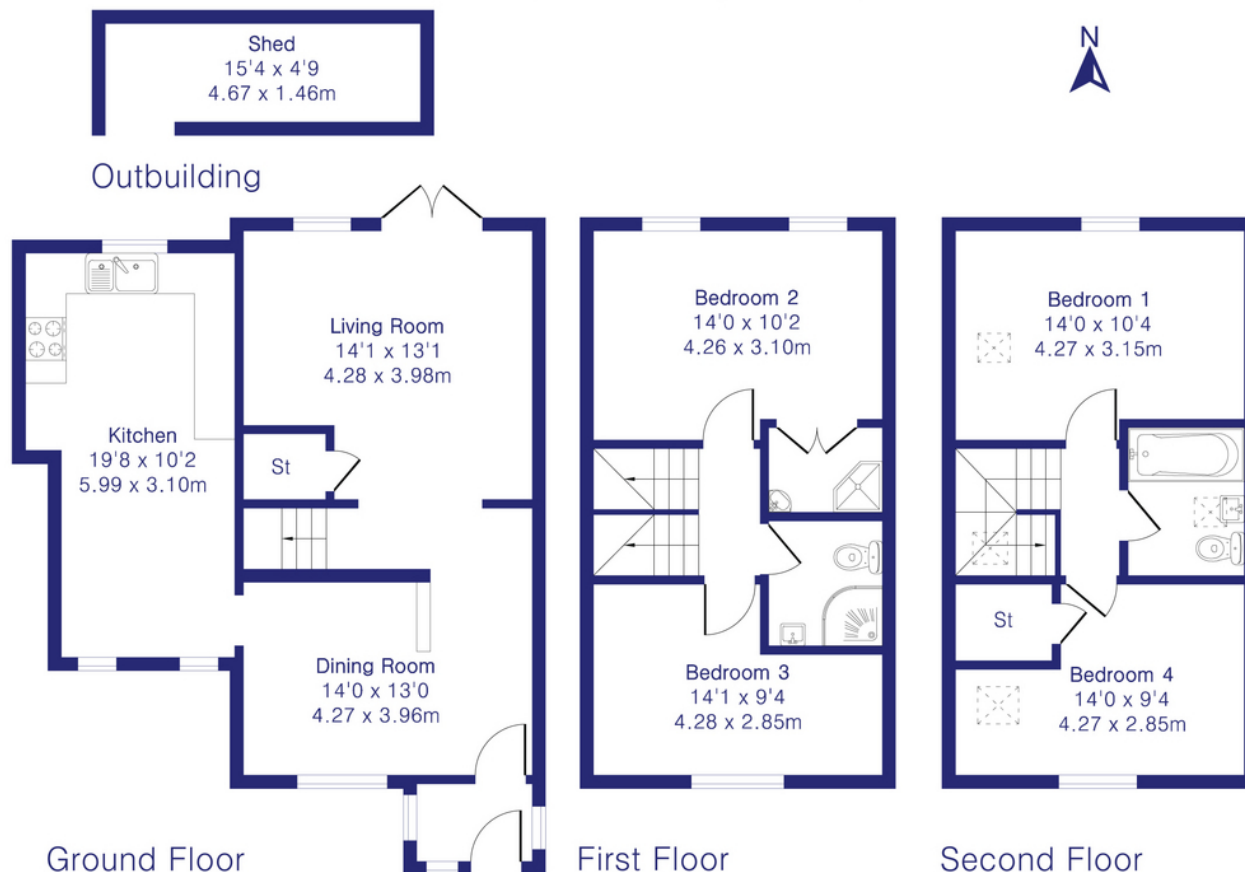
**Approximate Gross Internal Area 1330 sq ft - 124 sq m
(Excluding Outbuilding)**

Ground Floor Area 586 sq ft – 54 sq m

First Floor Area 372 sq ft – 35 sq m

Second Floor Area 372 sq ft – 35 sq m

Outbuilding Area 73 sq ft – 7 sq m



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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