



East St. Helen Street, Abingdon, OX14 5EE

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located on one of Abingdon's most historic streets, this elegant Grade II listed townhouse blends period grandeur with modern comfort. Spanning three floors, the home retains its heritage through high ceilings, original sash windows, and character fireplaces.

The 17' sitting room features a large sash window with original shutters, an open fireplace, and polished wooden flooring. A sophisticated separate dining room with exposed floorboards leads to a light-filled breakfast room with a vaulted glass ceiling. This flows into a well-equipped kitchen, complemented by a utility room and cloakroom at the rear.

The first floor hosts a generous principal bedroom with built-in wardrobes and a luxury bathroom featuring a claw-foot roll-top bath and separate shower. The top floor offers a flexible 18' double-aspect bedroom with vaulted ceilings, exposed beams, and town views.

The 75' landscaped, westerly-facing garden is a private oasis with stone paving and gravelled seating areas. This partly walled retreat also benefits from convenient rear pedestrian access. Planning is approved for a single storey extension and related alterations - Ref P17/V1365/LB.





Key Features

- Set on one of England's most prestigious and "prettiest" historic streets.
- A stunning period home full of authentic character and timeless charm.
- High ceilings, original sash windows, and beautiful open fireplaces throughout.
- A private, landscaped 75' rear garden-with gated pedestrian access
- Spacious accommodation over three floors including a versatile 18' top-floor room.
- Just moments from scenic walks along the River Thames and Abbey Gardens
- Easy access to the A34, M40, and fast rail links to London via Didcot Parkway.
- Planning approved for new single storey extension and related alterations - Ref P17/V1365/LM
- EPC Rating D - Council Tax Band D



The Location

East St Helen Street is arguably Abingdon's most prestigious and historic address, ideally positioned between the scenic River Thames and the vibrant Market Place. This iconic street is a living gallery of Grade II listed architecture, offering a unique blend of medieval and Georgian charm within a short stroll of independent shops, high-end eateries, and the beautiful Abbey Grounds.

Beyond its heritage, the location is a premier choice for families and commuters, sitting in the heart of the town's renowned school district. With Radley station just two miles away and the A34 providing fast access to Oxford and the M40, it perfectly balances historic tranquility with modern connectivity.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: On-street parking, with scope for private parking at the rear, subject to reconfiguration of the garden.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

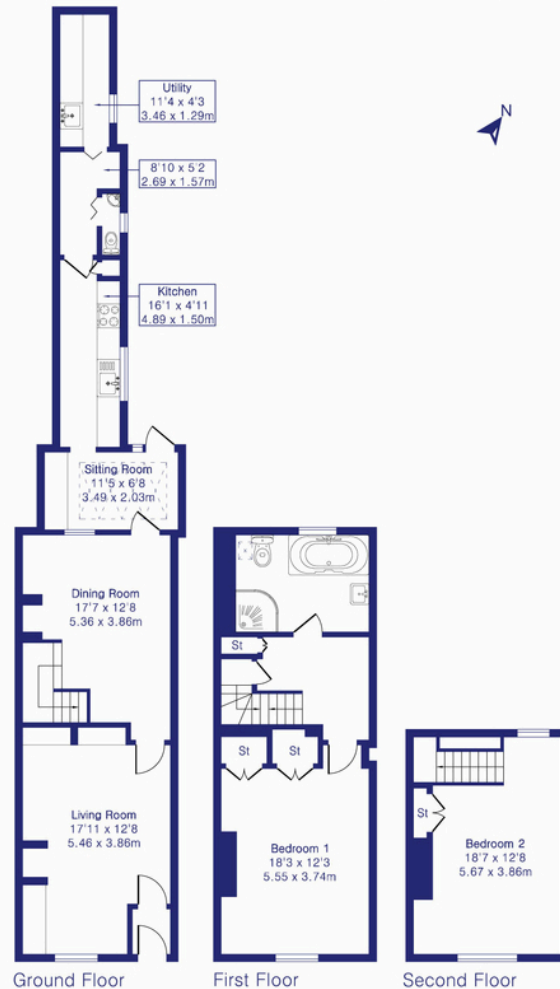


Approximate Gross Internal Area 1407 sq ft - 131 sq m

Ground Floor Area 718 sq ft – 67 sq m

First Floor Area 453 sq ft – 42 sq m

Second Floor Area 236 sq ft – 22 sq m



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Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk



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