



Cherwell Close, Abingdon, OX14 3TD

Guide Price £525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

### Ground Floor

The ground floor offers a light-filled, dual-aspect sitting and dining room, ideal for both everyday family life and entertaining. To the rear, the property opens into a stylish kitchen and breakfast room, fitted with a modern refitted suite, breakfast bar, and sleek flooring. Contemporary French doors provide direct access to the garden, creating an excellent indoor–outdoor connection. A useful cloakroom is positioned off the main hallway.

### First Floor

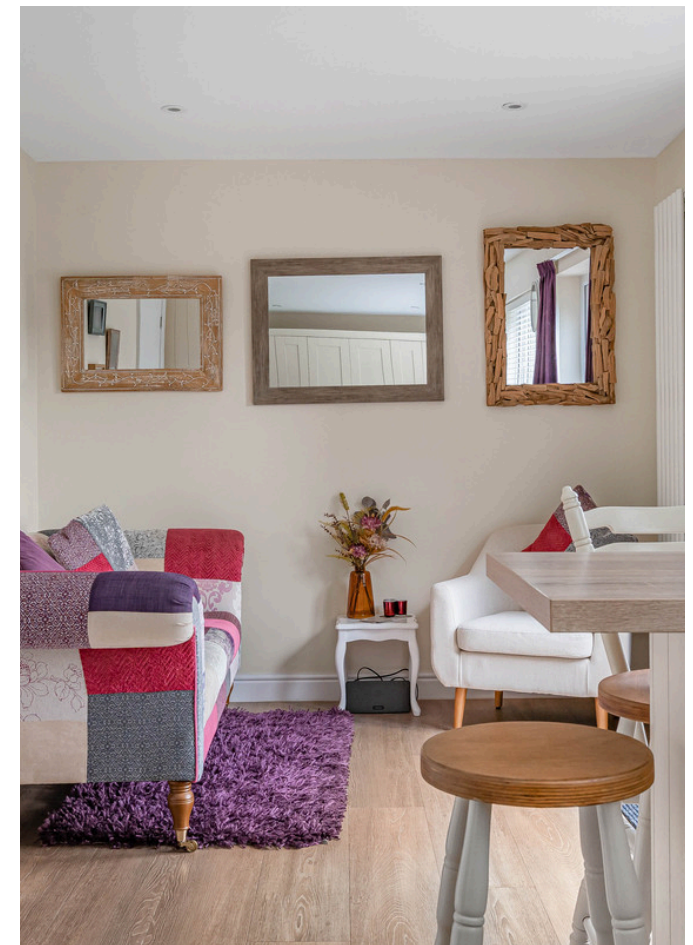
The first floor comprises three versatile bedrooms, including a spacious principal bedroom overlooking the rear garden. The layout is both practical and well considered, benefiting from multiple built-in storage cupboards and an additional storage area off the landing. A modern family bathroom completes the accommodation, refitted with a contemporary white suite and bath.

### Externals and Potential

Outside, a long driveway provides parking for multiple vehicles and leads to a single garage. The rear garden offers a private and inviting setting, featuring a generous lawn, mature borders, and a substantial stone-paved patio—ideal for outdoor dining and relaxation.







## Key Features

- Modern Detached Home: Stylishly updated and beautifully maintained.
- Open-Plan Kitchen: Refitted kitchen/breakfast room with garden access.
- Dual-Aspect Lounge: Spacious, light-filled sitting and dining area.
- Prime Location: Situated on a favoured road off Radley Road.
- Top School Catchment: Ideally located for Rush Common Primary.
- Large Rear Garden: Private, established space with a stone patio.
- Generous Parking: Long driveway and garage for multiple vehicles.
- EPC Rating C - Council Tax Band D





## The Location

Cherwell Close is a premier North Abingdon cul-de-sac offering the perfect blend of quiet residential living and superb urban connectivity. Families benefit from being within the prestigious Rush Common Primary School catchment, with Thomas Reade Primary also just a short walk away. The location is a commuter's dream, featuring rapid access to the A34 and frequent bus links to Oxford city centre, located only six miles away. This prime address is moments from Abingdon's vibrant town centre, historic riverside walks along the Thames, and the popular green spaces of Abbey Meadows.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Single garage & private driveway.
- 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: Low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.



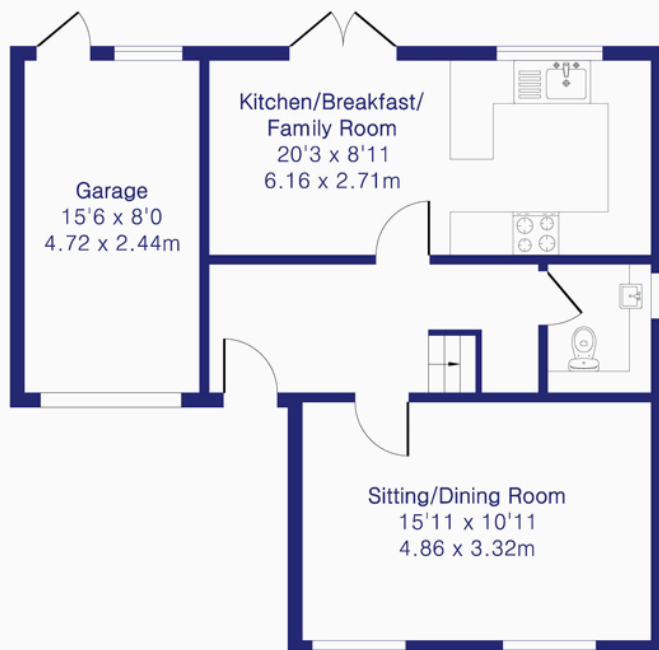


## Approximate Gross Internal Area 974 sq ft - 90 sq m (Excluding Garage)

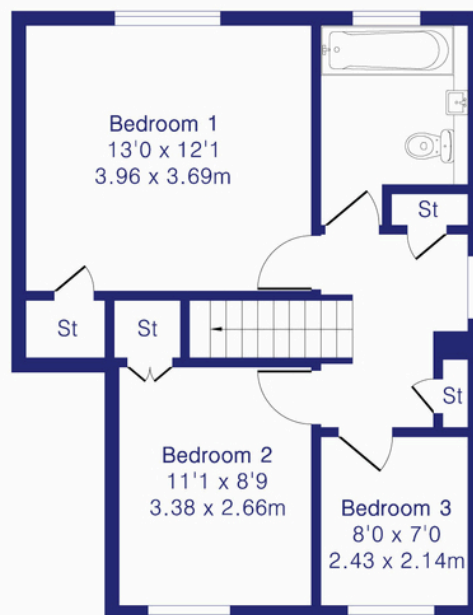
Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 487 sq ft – 45 sq m

Garage Area 122 sq ft – 11 sq m



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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