



Ock Bridge Place, Abingdon

**Connells** SIGNATURE



## Ock Bridge Place, Abingdon

### Ground Floor – Kitchen, Dining & Garage

The property is entered via a welcoming entrance hall, setting the tone for the practical yet inviting layout throughout. The heart of the ground floor is the generously proportioned kitchen/dining room, perfectly suited to everyday family life and entertaining. The kitchen is well laid out with ample worktop and storage space, comfortably accommodating a dining table and enjoying a bright, sociable atmosphere.

A convenient cloakroom/WC completes this level. The integral garage is accessed directly from the hallway, providing secure parking or excellent storage options, alongside additional functionality for bicycles, outdoor equipment or utility use.

### First Floor – Living Room & Bedrooms

The first floor features a spacious and light-filled living room, offering an excellent reception space with flexibility for both relaxation and entertaining. Large windows allow natural light to flood the room, creating a comfortable and welcoming environment.

This floor also comprises two further bedrooms, ideal for children, guests, or use as home offices, supported by a modern shower room. The layout works exceptionally well for growing families or multi-generational living, providing separation between living and sleeping areas.

### Second Floor – Principal Suite & Family Bathroom

The top floor hosts the principal bedroom, a generous and peaceful retreat benefiting from its own private en-suite shower room. An additional double bedroom is also located on this level, along with a well-appointed family bathroom, creating a balanced and practical arrangement ideal for family living.

### Outside Space & Parking

Externally, the property enjoys off-road parking and a delightful rear garden designed for both relaxation and entertaining. An elevated wooden terrace provides the perfect spot for outdoor dining, while a Cotswold stone area below is surrounded by established fruit trees and shrubs, adding character, colour and

seasonal interest throughout the year.

### Location – Abingdon Schools, Shops & Commuting

The property is exceptionally well positioned for Abingdon's highly regarded schools, with a range of primary and secondary options nearby, both state and independent. Abingdon town centre offers a vibrant selection of independent shops, cafés, restaurants and local markets, alongside everyday amenities and leisure facilities.

For commuters, the location is particularly appealing, with excellent transport links to Oxford, Science Vale and surrounding villages. Regular bus services, easy access to the A34 and nearby rail connections provide convenient routes to Oxford, Didcot, London





and the wider region, while riverside and countryside walks are right on the doorstep for those who enjoy an outdoor lifestyle.

### Primary Schools

Community, Academy & Church Primary Schools, Ofsted Rated

Carswell Community Primary School – Ofsted: Good

Rush Common School – Ofsted: Good

Thomas Reade Primary School – Ofsted: Good

Caldecott Primary School – Ofsted: Good

Thameside Primary School – Ofsted: Good

John Blandy Primary School – Ofsted: Good

Longworth Primary School – Ofsted: Good

### Church-Affiliated Primary Schools

St Nicolas Church of England Primary School, Abingdon – Ofsted: Good

St Edmund’s Catholic Primary School – Ofsted: Good

St Blaise CofE Primary School – Ofsted: Good

Appleton Church of England (A) Primary School – Ofsted: Good

Clifton Hampden Church of England Primary School – Ofsted: Good

### Independent Primary Schools

The Manor Preparatory School

Abingdon Preparatory School

### Secondary Schools Ofsted Rated

John Mason School – Ofsted: Good

Fitzharrys School – Ofsted: Good

Larkmead School – Ofsted: Good

### Independent Secondary Schools

Abingdon School (co-educational, boarding available)

St Helen and St Katharine (girls)

Cothill House (boys, prep to senior)

Radley College (boys, boarding)

The Unicorn School (specialist independent)

### Bus Links

Abingdon town centre is exceptionally well served by regular and reliable bus services, providing frequent connections to Oxford, Didcot, surrounding villages and key employment hubs across South Oxfordshire. Services operate throughout

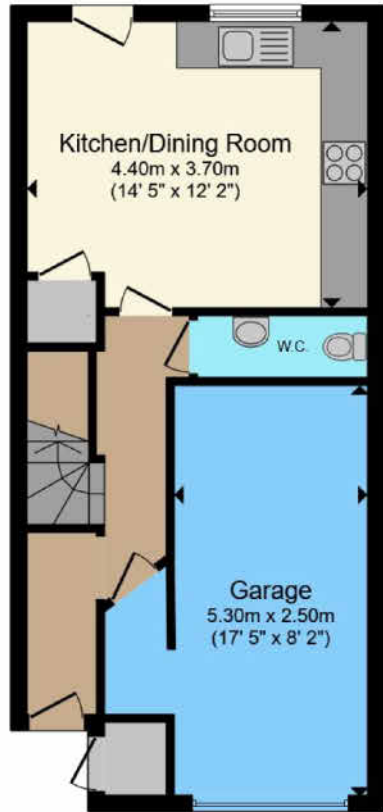
the day, with strong peak-time frequency and extended evening timetables, making the town a practical base for both commuters and families.

X2 / X3 – Abingdon to Oxford city centre, JR Hospital and onward services

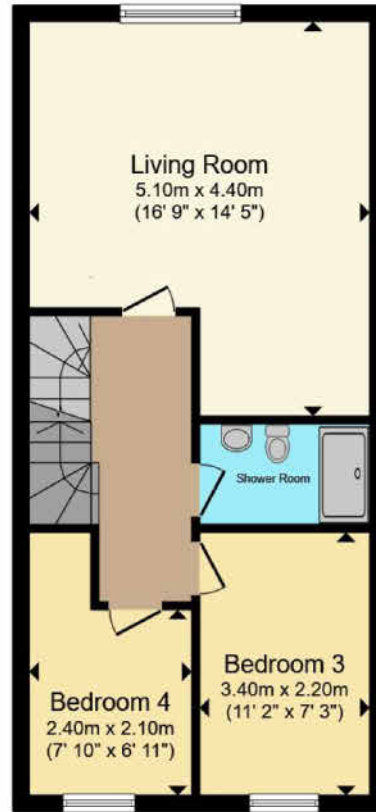
35 / 44 – Oxford city centre via Kennington, Radley, Botley and Cumnor

Regular services connect Abingdon town centre to major local employment centres including:

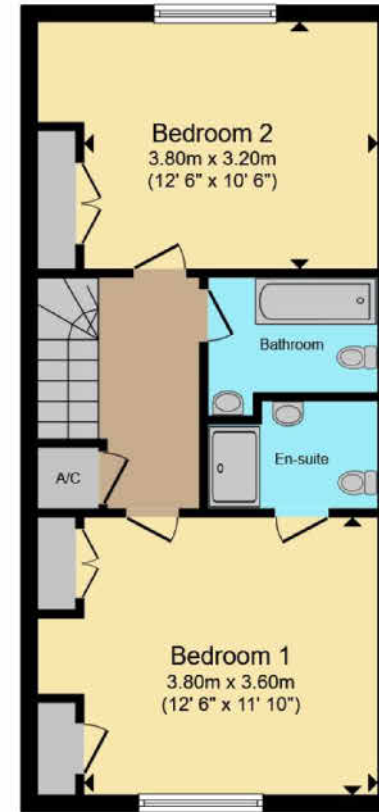
Milton Park  
Harwell Campus  
Culham Science Centre



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 130.9 m<sup>2</sup> (1,409 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



# Ock Bridge Place, Abingdon

Situated close to Abingdon-On-Thames high street and the River Thames, this well-presented four-bedroom townhouse offers versatile accommodation arranged over three floors, together with allocated parking and an integral garage.

Guide Price

**£550,000**

EPC Rating: B

Council Tax Band: C

Tenure: Freehold

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To view this property please contact us on

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