



THOMAS  
MERRIFIELD  
SALES LETTINGS

24 Parklands, Besselsleigh,  
Abingdon, OX13 5PN

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Nestled within 'Parklands', a prestigious development completed in 2022, this exceptional four bedroom semi-detached home is set amongst 26 acres of private, community-owned parkland.

- Large entrance hall way with WC and storage
- Living/dining room with views over the rear garden
- Four double bedrooms
- Fitted kitchen with larder cupboard
- Two en-suite shower rooms
- Luxury family bathroom
- Driveway parking leading to garage
- Service charge: £1000 pa (for communal grounds)
- Council Tax Band: F
- EPC Rating: C

The ground floor opens into a welcoming entrance hall with WC and built-in storage cupboard. The heart of the home is the impressive rear aspect living/dining room, providing the perfect space for both family life and entertaining. The fitted kitchen enjoys views to the front and features stylish shaker style wall and base units complemented by quartz worktops. On the first floor, you'll find the principal bedroom and a second double bedroom, both benefitting from contemporary en-suite shower rooms and excellent built-in storage. The second floor offers two further double bedrooms and family bathroom. Outside, the property boasts a block paved driveway, garage, and a beautifully landscaped front garden. Gated side access leads to the enclosed rear garden, which is thoughtfully planted with attractive woodland views beyond.

**Guide Price £750,000 Freehold**





According to Ofcom connectivity is excellent, with both standard and ultrafast broadband available, alongside strong mobile coverage from multiple providers.

The property is just five miles from Oxford city centre and Oxford Railway Station (fast 50-minute service to London Paddington), with easy access to the A34 via the A420. Nearby Cumnor village (1.5 Miles) offers a thriving community with a well-regarded primary school, village shop and post office, butcher, two traditional pubs, and a church. The surrounding countryside provides miles of scenic walks, cycle routes, and an excellent choice of local pubs - combining the best of rural charm with city convenience.



**Approximate Gross Internal Area 1634 sq ft - 152 sq m  
(Excluding Garage)**

Ground Floor Area 589 sq ft – 55 sq m

First Floor Area 589 sq ft – 55 sq m

Second Floor Area 456 sq ft – 42 sq m

Garage Area 190 sq ft – 18 sq m

