



Willow Lane, Abingdon, OX14 4EG

Offers In Excess Of £799,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This beautifully finished detached home offers over 2,200 sq. ft. of versatile living space, characterised by a high-end interior and a thoughtful layout. The ground floor serves as the heart of the home, featuring a spectacular open-plan kitchen, dining, and family area. This space is finished to an exceptional standard with quartz work surfaces, integrated appliances, a central breakfast bar, and a dedicated wine cooler. New engineered oak flooring runs throughout the entire level, seamlessly connecting the kitchen to a substantial living room featuring a large bay window and French doors that open directly onto the rear terrace.

The first floor is equally impressive, with replacement carpets throughout and a layout designed for a growing family. The expansive principal suite includes a dedicated walk-through dressing area leading to a contemporary en-suite shower room, while the second bedroom also benefits from its own private en-suite. Three further bedrooms offer excellent flexibility, with the fifth bedroom perfectly suited as a home office or study, all served by a modern family bathroom.

The externals have been meticulously maintained, featuring a large, landscaped rear garden that combines a manicured lawn with a stylish stone patio, ideal for outdoor entertaining. The garden is well-screened for privacy and includes gated side access along with a substantial powered shed. Practicality is further enhanced by a double garage equipped with power and lighting, complemented by a private driveway providing ample off-road parking.





Key Features

- Substantial Detached Home: Over 2,200 sq. ft. of modern living space.
- Designer Kitchen/Family Room: High-end finish with quartz island and wine cooler.
- Dual-Aspect Living Room: Large, light-filled space with bay window and garden access.
- Impressive Principal Suite: Features a walk-through dressing area and en-suite.
- Versatile Bedroom Layout: Five bedrooms including a second en-suite and study.
- Upgraded Interiors: New engineered oak flooring and premium carpets throughout.
- Landscaped Private Garden: Large stone terrace, manicured lawn, and powered shed.
- Double Garage & Driveway: Ample parking and storage with internal power and light.
- EPC Rating C - Council Tax Band F





The Location

Willow Lane offers a quintessential village lifestyle in the heart of Milton, combining a peaceful, established setting with exceptional modern convenience. This sought-after location is just a short stroll from the village's historic core, home to the charming Plum Pudding thatched pub, a well-regarded primary school, and immediate access to scenic countryside walks. It perfectly balances a quiet, community-focused atmosphere with the beauty of the surrounding Oxfordshire landscape.

For the modern professional, connectivity is unrivalled. The lane is ideally positioned for Milton Park, while the nearby A34 provides rapid links to Oxford, the M4, and the M40. Furthermore, Didcot Parkway is only a short drive away, offering high-speed rail services to London Paddington in approximately 40 minutes—making this an ideal base for those seeking a tranquil village home without compromising on a swift commute.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private double driveway & double garage.
- 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.

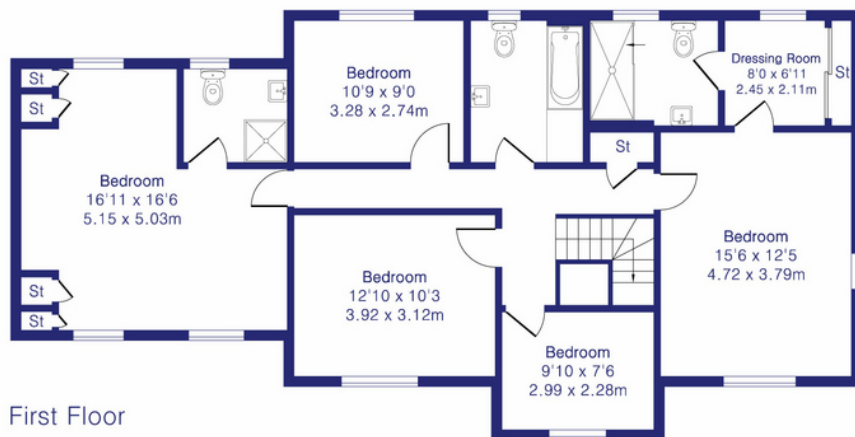


**Approximate Gross Internal Area 1960 sq ft - 182 sq m
(Excluding Garage)**

Ground Floor Area 841 sq ft – 78 sq m

First Floor Area 1119 sq ft – 104 sq m

Garage Area 280 sq ft – 26 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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