



Norman Avenue, Abingdon, OX14 2HQ

Guide Price £1,100,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The entrance opens into an expansive, vaulted reception hall featuring rich parquet flooring and a turned staircase rising to the first floor. Double-aspect living space flows seamlessly through the formal dining room into a modern kitchen with adjoining utility room and rear access. Across the hallway, the generous sitting room features a freestanding wood-burning stove and glazed doors opening onto the front garden terrace. Towards the rear, an adaptable layout offers excellent flexibility: a private office, workshop and shower room serve two adjoining rooms—currently configured as a double bedroom and snug, the latter offering an ideal optional fourth bedroom, guest suite or independent living wing.

Upstairs, the light-filled galleried landing leads to three well-proportioned bedrooms and the family bathroom. The impressive master bedroom benefits from dual-aspect views, an independent walk-in dressing room and sleek en-suite shower room. The two remaining bedrooms offer comfortable proportions, served by a generous family bathroom with a contemporary walk-in shower and separate curved bathtub.

Occupying a private corner plot at the head of Norman Avenue, the property is enclosed by mature, well-maintained wrap-around gardens featuring open lawns, established planting and a raised paved terrace. A secure gravel driveway provides parking for up to four vehicles alongside a covered car port, complemented by an attached lean-to outbuilding and garden sheds. Extensively renovated with sustainability in mind, the home boasts an exceptional EPC rating of B (89), supported by external wall insulation and rendering, high-performance triple glazing, roof-mounted solar PV panels, a Megaflo pressurised hot water system and gas central heating—offered with the added convenience of no onward chain.





Key Features

- No onward chain
- Detached home on a private corner plot
- Three bedrooms plus flexible fourth bedroom option
- Expansive vaulted reception hall
- Modern kitchen with adjoining utility room
- Master bedroom with dressing room & en-suite
- Mature wrap-around gardens & parking for four vehicles
- Impressive eco credentials with solar PV & triple glazing
- EPC Rating B - Council Tax Band G



The Location

Norman Avenue is a sought-after residential setting in Abingdon, conveniently positioned for the town centre and its excellent range of shops, cafés, restaurants and amenities. The property is also well placed for access to popular schools, leisure facilities and the surrounding countryside, while excellent road links provide easy access to Oxford, Didcot and the wider Thames Valley.

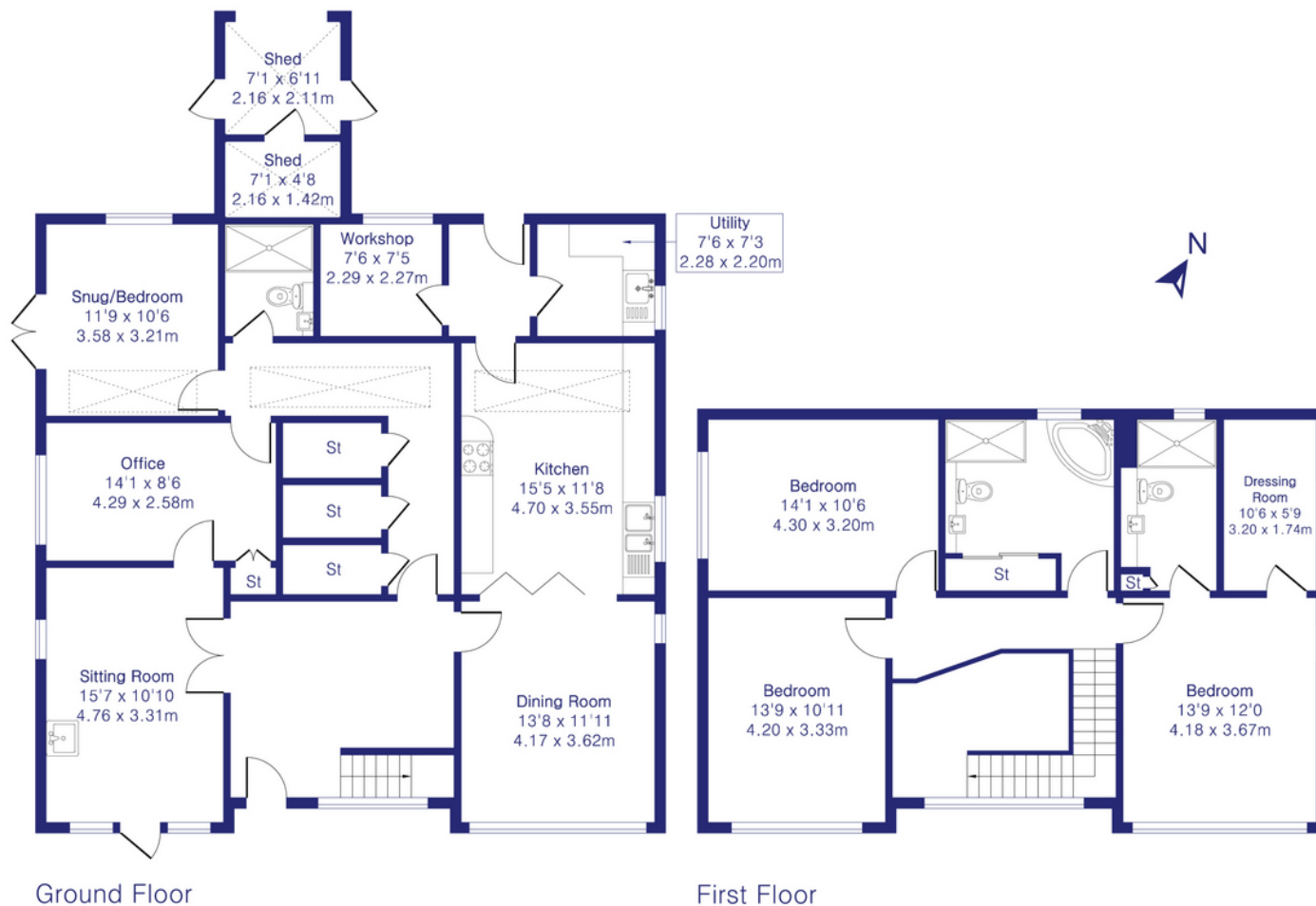
Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area 2334 sq ft - 217 sq m

Ground Floor Area 1434 sq ft – 133 sq m

First Floor Area 900 sq ft – 84 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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