



Fellthorne, Radley, OX14 2AY  
£895,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

### Ground Floor

The ground floor is centred around a spectacular open-plan kitchen, dining, and family room extending over 36ft, forming the heart of the home. The high-spec kitchen features quartz worktops, integrated Siemens appliances, and a Quooker tap, while the adjoining living space benefits from air conditioning and Amtico flooring. Bi-fold doors open onto the rear garden, enhancing the sense of space. A separate front living room offers a large bay window with bespoke shutters and herringbone flooring. The ground floor also includes a utility room with external access, a cloakroom, and a double garage currently used as a home gym.

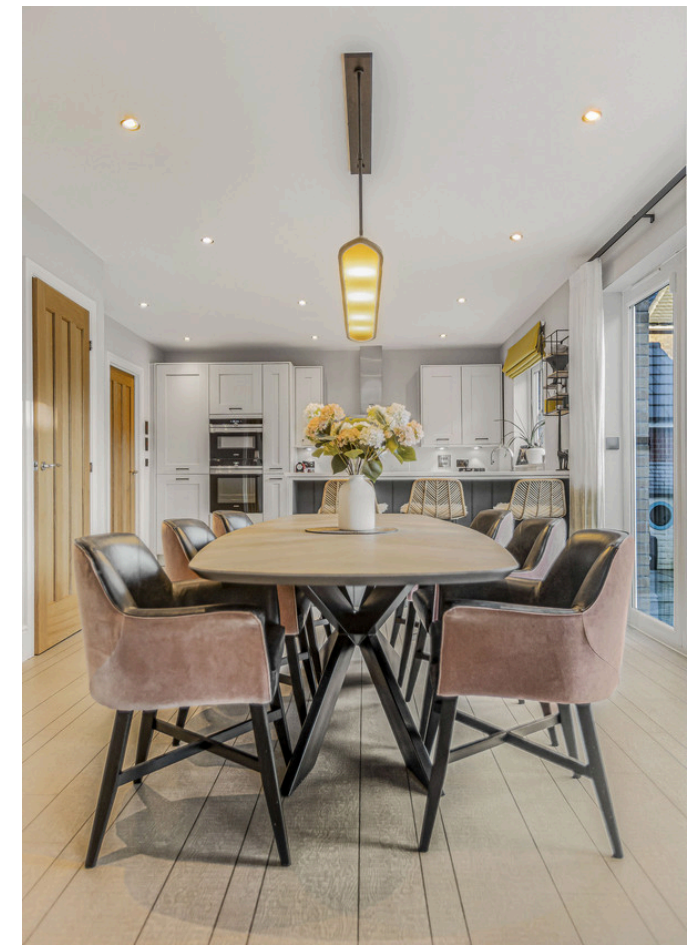
### First Floor

Upstairs are four well-proportioned double bedrooms set around a central landing. The principal bedroom includes a bay window, fitted wardrobes, and a stylish en-suite. The remaining bedrooms are well-presented, with bedroom four (currently a dressing room) to be reinstated as a double prior to sale. Bathrooms are finished with Porcelanosa tiling and underfloor heating. Smart home controls allow remote management of heating, underfloor heating, and air conditioning.



### Externals

The property offers strong curb appeal with traditional Redrow architecture and a block-paved driveway for up to three vehicles. The rear garden is professionally landscaped, featuring a large stone patio, raised lawn with timber sleepers, and mature hedging for privacy. Backing onto woodland, the home is well positioned for access to Radley Station, providing direct links to Oxford and London Paddington—ideal for commuters seeking a peaceful setting.



## Key Features

- Exceptional 4-bedroom detached family home
- Three-car driveway and double garage
- Air conditioning to the open-plan kitchen/living space
- Underfloor heating in all bathrooms
- Smart-home controlled heating, underfloor heating and air conditioning
- High-spec kitchen with quartz worktops, Siemens appliances and Quooker tap
- Landscaped south facing rear garden with extensive patio
- Remaining term of 10-year NHBC warranty
- EPC Rating B - Council Tax Band G



## The Location

Quietly tucked away at the head of a no through road, with an extremely pleasant direct outlook to the front over woodland.

Forming part of 'The Lawns', a soon to be completed development by Redrow Homes, featuring their 'heritage' architecturally inspired range of homes which individually and collectively contribute to create lovely street scenes, and an overall sense of well-being.

On the semi-rural outskirts of Radley, renowned for Radley College but also having, in addition to community store/Post office and Norman church, a branch line railway station connecting to Oxford and Didcot Parkway, which in turn provides a regular mainline connection to London Paddington in as little as 36 minutes.

Kennington village is on the doorstep, beyond which is Oxford City centre, just 4 miles, and its wealth of amenities.

There is quick and easy access onto the nearby A34, connecting northbound to the M40, southbound to the M4.



- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & double garage.
- Broadband Coverage: Superfast 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: None known.

