



Eight Acre, Abingdon, OX14 2AX

Guide Price £695,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This "Oxford Lifestyle" home combines a traditional exterior with a high-specification interior, featuring high ceilings and a spacious layout designed for modern living.

Ground Floor

The ground floor is centered around a 21ft kitchen/dining room upgraded with Quartz work surfaces, a central island, and integrated appliances. Large French doors open directly to the garden, while a separate utility room provides practical side access. To the front, the living room features a deep bay window finished with elegant colonial shutters. The layout is completed by an integrated garage and a downstairs cloakroom, ensuring a functional flow that doesn't compromise on living space.

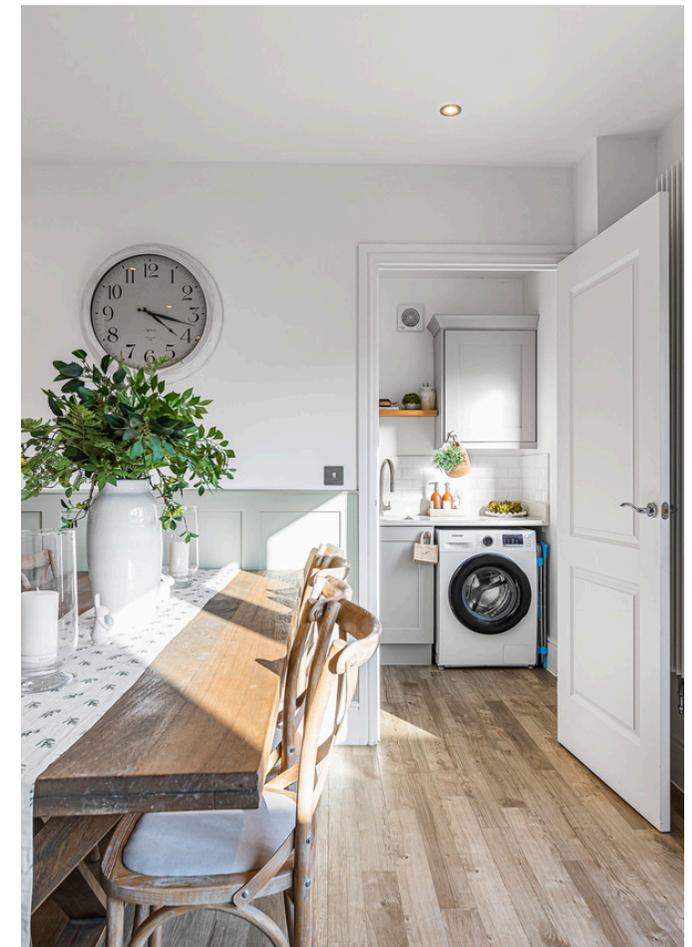
First Floor

The upper floor is uniquely configured with three double bedrooms, each featuring its own en-suite. The master suite spans the full depth of the house (over 20ft), incorporating a bay window, a walk-through dressing area with built-in storage, and a four-piece bathroom. While bedrooms one and two benefit from built-in wardrobes, the third bedroom offers a flexible space with its own private shower room. High-quality blinds are fitted to the windows throughout this level, maintaining a clean and consistent finish.

Externals

Externally, the property features a classic brick and tile-hung façade with an elevated aspect and a private driveway. The walled rear garden is a standout feature, offering a mix of lawn and an extended patio area for outdoor dining. With its private side access and low-maintenance landscaping, the exterior provides a secure and quiet retreat that complements the home's high-quality internal specification.





Key Features

- Three En-suite Bedrooms: Every bedroom features its own private bathroom.
- Master Suite: Spans the full house depth with a walk-through wardrobe.
- Upgraded Kitchen: Quartz worktops, central island, and integrated wine cooler.
- Bay Windows: Elegant, light-filled lounge and master bedroom.
- High Ceilings: Enhanced sense of space and openness throughout.
- Colonial Shutters: High-quality window dressings for privacy and style.
- Walled Garden: Private rear lawn with an extended dining patio.
- Integrated Garage: Convenient internal access and 188 sq ft of storage.
- EPC Rating B - Council Tax Band F



The Location

Nestled in the charming village of Radley, this home offers a perfect balance of rural tranquillity and city connectivity. Radley station is just a short walk away, providing direct rail links to Oxford in 6 minutes and London Paddington in approximately 60 minutes. With easy access to the A34, the property is ideally positioned for commuters seeking a peaceful village lifestyle without sacrificing quick access to Abingdon's market town amenities or Oxford's cultural centre.

The location is a haven for outdoor enthusiasts, situated moments from the Thames Path and Radley Lakes for scenic riverside walks and cycling. The village itself retains a strong community feel, anchored by the traditional Bowyer Arms pub, a local shop, and a highly-regarded primary school. Residents also benefit from proximity to the prestigious Radley College, which offers access to world-class sports facilities, making this one of Oxfordshire's most desirable postcodes.

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



Approximate Gross Internal Area 1289 sq ft - 120 sq m (Excluding Garage)

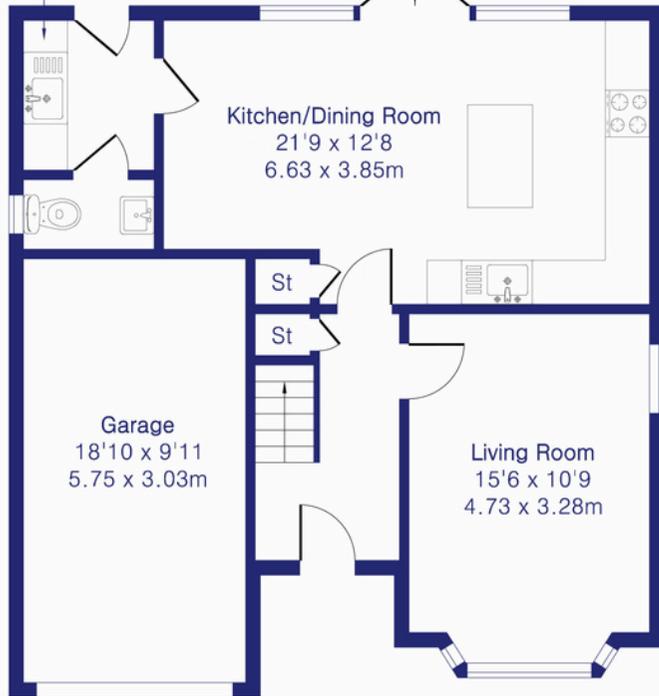
Ground Floor Area 573 sq ft – 53 sq m

First Floor Area 716 sq ft – 67 sq m

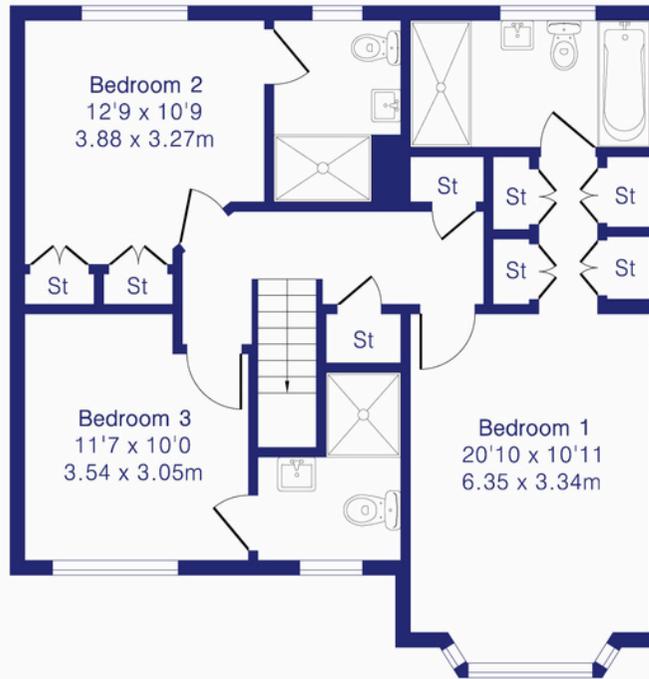
Garage Area 188 sq ft – 17 sq m



Utility
6'8 x 5'9
2.03 x 1.76m



Ground Floor



First Floor

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