



Sugworth Lane, Radley, OX14 2HY
Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An individual detached chalet-style family home offering approximately 1,900 sq ft of flexible accommodation. Situated on Sugworth Lane, half-way between Kennington and Sunningwell, it enjoys a semi-rural setting with open countryside views. Offered with no ongoing chain, the property presents excellent potential to modernise and extend, subject to planning consent.

An enclosed entrance porch leads into a spacious hallway. The 16' living room features an attractive open stone fireplace, while the kitchen/breakfast room and large double-glazed conservatory overlook the rear garden. Three ground-floor double bedrooms and a four-piece family bathroom complete the ground floor.

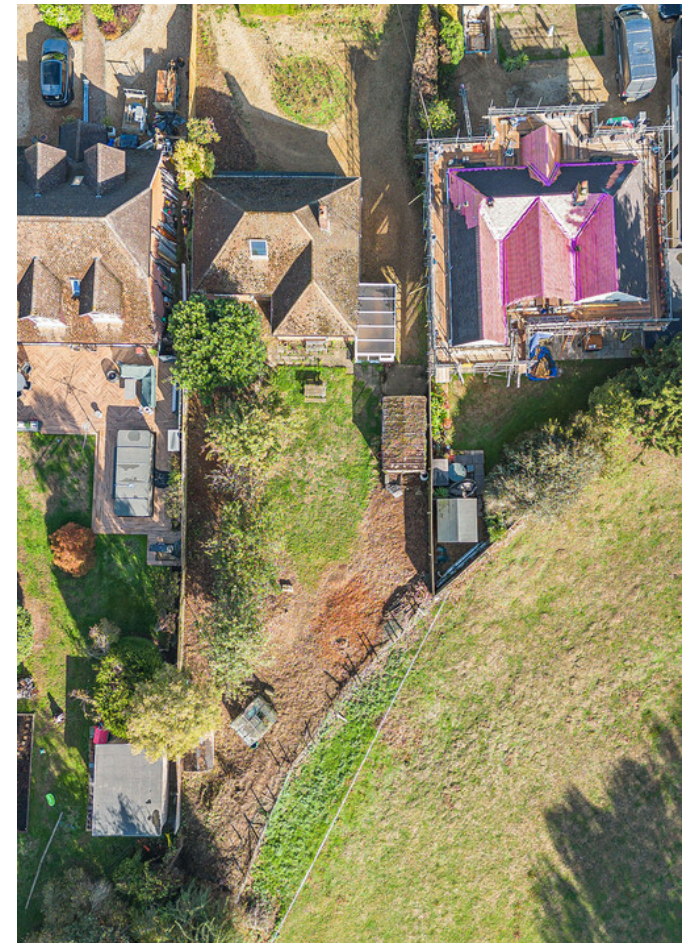
The first floor offers a further double bedroom and additional roof space with potential for conversion, subject to consent.

The generous plot features a 53-foot-wide frontage, an in-and-out driveway providing extensive parking and a detached garage.

The large, recently cleared south-facing rear garden features an extensive lawn, mature fruit trees and open countryside views.

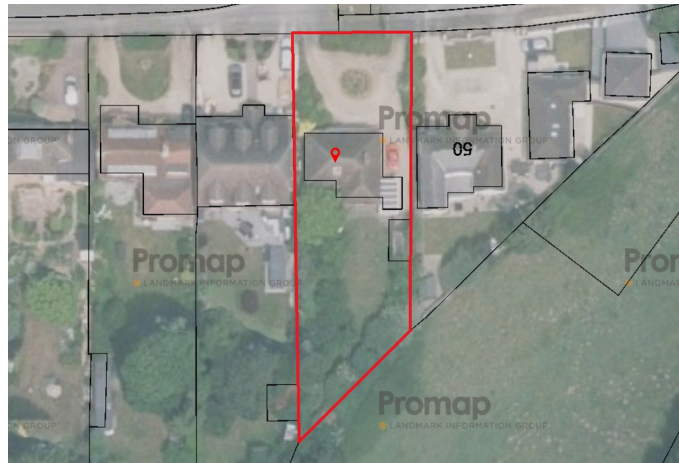
There is excellent scope to extend and remodel, subject to planning permission, with neighbouring properties demonstrating the potential.

Enjoying a peaceful semi-rural location close to the countryside, the property is conveniently positioned for Abingdon and Oxford, offering an exciting opportunity to create a substantial family home.



Key Features

- Individual detached chalet-style family home
- Spacious 1900 sq ft of flexible accommodation
- Four double bedrooms across two floors
- 16' living room with open stone fireplace
- Kitchen/breakfast room and large conservatory
- Generous plot with extensive driveway parking and detached garage
- Large south-facing garden with open countryside views
- Excellent extension potential (STPP) and no ongoing chain
- EPC Rating TBC - Council Tax Band E



The Location

Sugworth Lane enjoys a peaceful semi-rural setting, with Radley Church of England Primary School nearby and a wider choice of schools in Abingdon and Oxford. Radley railway station provides regular services to Oxford and Didcot, while local bus routes connect the village with Abingdon and Oxford. The surrounding countryside offers attractive walking routes, with convenient road links for commuters.

Some material information to note: Storage 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 parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. 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.

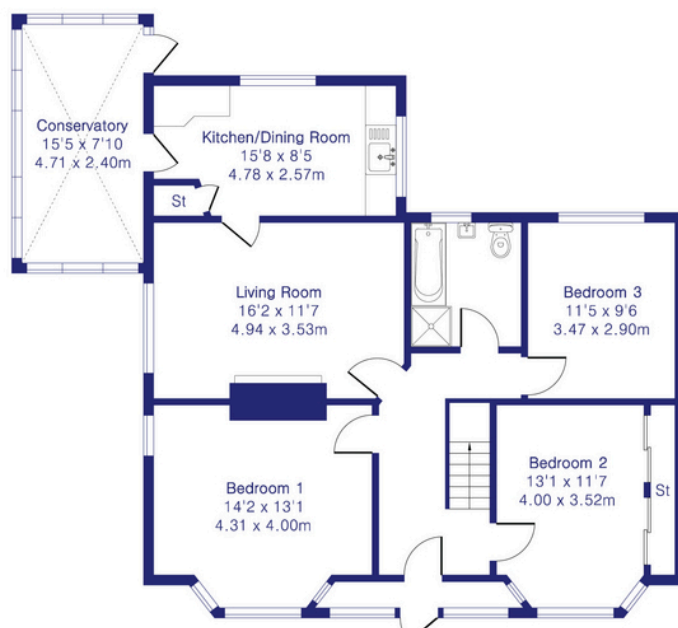
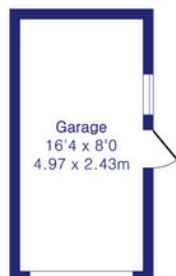
Approximate Gross Internal Area 1900 sq ft - 177 sq m (Including Garage & Eaves)

Ground Floor Area 1096 sq ft – 102 sq m

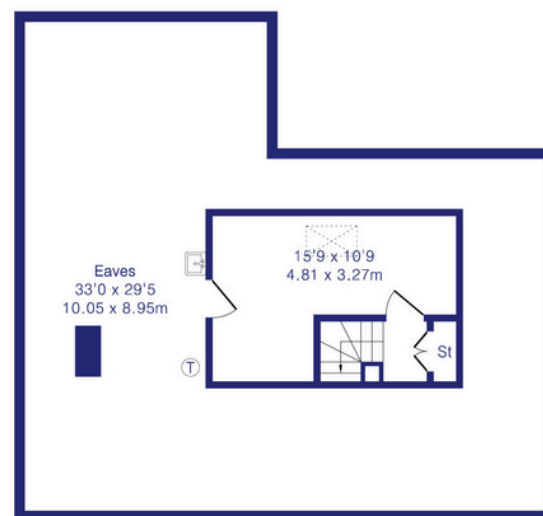
First Floor Area 169 sq ft – 16 sq m

Garage Area 130 sq ft – 12 sq m

Eaves Area 505 sq ft – 47 sq m



Ground Floor



First Floor



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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