



Oxford Road, Abingdon, Oxfordshire

Carter Jonas

87 OXFORD ROAD, ABINGDON OX14 2AB

Entrance hall, Kitchen/Dining Room, Sitting Room, Family Room, Study, Cloakroom, Utility Room. 4 Bedrooms (2 en-suite), Family Bathroom.
Landscaped gardens, driveway providing ample parking space, Garage with power and light.

SITUATION AND LOCATION

Abingdon on Thames is an historic market town offering a broad range of shopping, recreational facilities, and schooling with the well reputed local schools within walking distance of the property. There are also many lovely walks around the town including walks along the river Thames. Abingdon is just 8 miles to the south of the University City of Oxford and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and connects to London Paddington in approximately 45 minutes.

DESCRIPTION

This impressive, detached house has in recent years been significantly extended to provide a stylish contemporary home ideally situated within North Abingdon with easy access to the town centre, local schools and road and rail links. The house is complemented by attractive landscaped gardens, a detached double garage and a driveway providing parking for several cars.

Arranged over two floors, the spacious interior has been designed with much attention to detail, with a particular focus on bringing in maximum natural light throughout. The ground floor comprises a welcoming entrance hall with oak parquet flooring and an oak staircase leading to the first floor, the hall continues through to the kitchen/dining room with the open space providing a direct view through to the rear garden. The remainder of the ground floor provides a study, a family room, cloakroom, utility room and a spacious sitting room with built in bespoke units and sliding doors opening to the garden. Forming the heart of the house with direct access to the rear garden, the impressive

A STYLISH CONTEMPORARY HOME WITH LANDSCAPED GARDENS IN PRIME NORTH ABINGDON WITH EASY ACCESS TO LOCAL AMENITIES AND ROAD AND RAIL LINKS







kitchen/dining room incorporates Miele appliances and a large island unit. The first floor provides the principal bedroom with an extensive range of fitted wardrobes and en-suite shower room, a guest bedroom suite, two further double bedrooms and the family bathroom.

OUTSIDE

The property is approached via a gravelled drive providing ample parking space and leading to the front of the house and the garage. A side access leads to the rear of the house and the main garden which is principally laid to lawn with mature hedging and trees. Leading off the house is a large, paved terrace with raised borders and separate seating areas ideal for entertaining and alfresco dining.

ADDITIONAL INFORMATION

Tenure Freehold

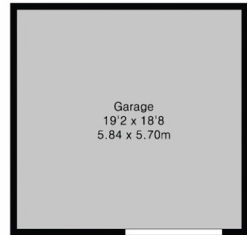
Viewing Strictly by appointment through the sole selling agents Carter Jonas - T: 01865 511444



Directions to OX14 2AB
postcode



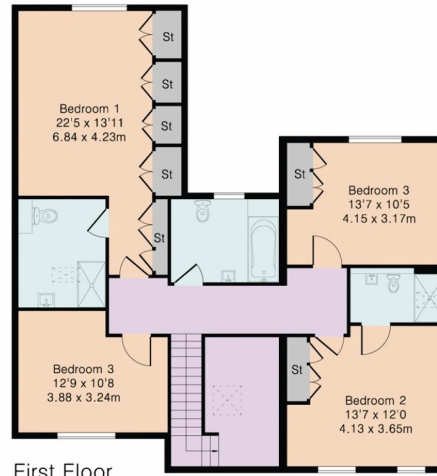
Approximate Gross Internal Area 2613 sq ft – 242 sq m
 Ground Floor Area 1176 sq ft – 109 sq m
 First Floor Area 1079 sq ft – 100 sq m
 Garage Area 358 sq ft – 33 sq m



Garage



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK



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