



Oxford Road
Abingdon

Carter Jonas

91 OXFORD ROAD ABINGDON OX14 2AB

5/6 bedrooms
2 reception rooms & study
3 bathrooms & downstairs cloakroom
Single garage and workshop/studio

DESCRIPTION

This very well-planned house was built approximately 10 years ago to an exacting standard and displays a traditional double fronted design with bay windows and arched dormers in addition to many other features and high quality fittings.

The accommodation is arranged over three floors and provides a high degree of flexibility with the potential to have 6 double bedrooms if required. The ground floor has a fabulous family kitchen with an excellent bespoke range of units by Zeyko, a central island and doors leading out to the garden. In addition, there are two further reception rooms; a double aspect sitting room with log burner and a study. A cloakroom and utility room complete the ground floor accommodation.

All rooms on the ground floor benefit from underfloor heating with a mixture of tiling and oak flooring. An oak staircase leads from the entrance hall to the first floor where there are four double bedrooms with an ensuite and a family bathroom. The second floor provides a further bedroom with an ensuite and another well-proportioned room which could be another bedroom or study.

The house is set back in its overall plot and has delightful gardens with many plants, shrubs and established trees together with lawned areas. The driveway provides ample parking for a number of vehicles and there is a double garage, half of which has been converted to a home office/studio. In addition there is a covered bicycle store.

AN EXCEPTIONAL DETACHED FAMILY HOUSE WITH ACCOMMODATION ARRANGED OVER THREE FLOORS SITUATED IN A CONVENIENT LOCATION IN NORTH ABINGDON WITH GOOD ACCESS TO SCHOOLS, THE TOWN CENTRE AND BUS ROUTES.



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.

Further Information:

All mains services are connected.

Gas fired central heating (underfloor to ground floor).

Broadband Speed. According to Ofcom, Ultrafast broadband is available with 1000mbps download and 100mbs upload.

Mobile coverage is shown to be good across all networks, both indoor and outdoor.

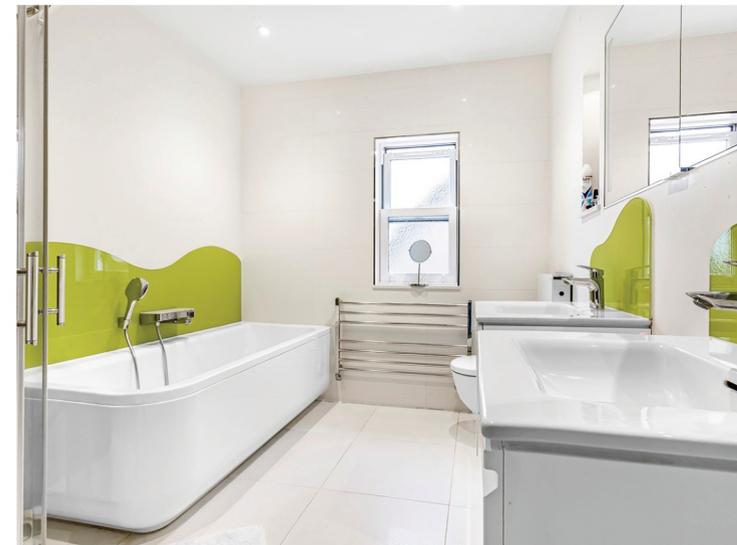
Broadband and mobile coverage can be checked here: checker.ofcom.org.uk

The government portal generally highlights this as an unlikely/low risk postcode for flooding.

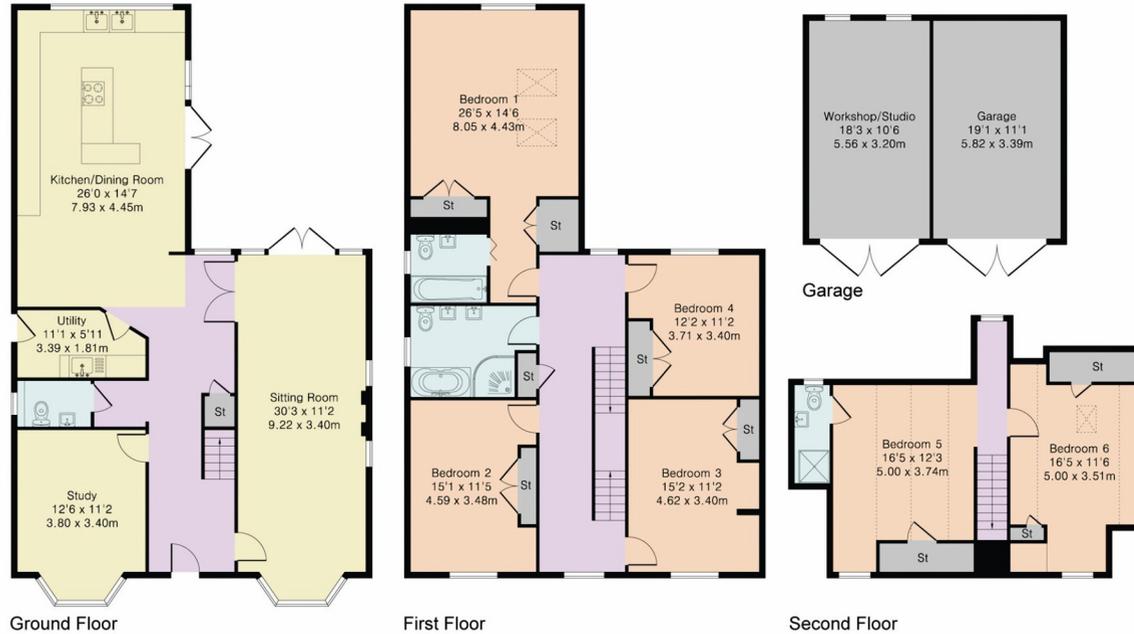
ADDITIONAL INFORMATION

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

Directions: OX14 2AB



Approximate Gross Internal Area 3260 sq ft – 303 sq m
 Ground Floor Area 1184 sq ft – 110 sq m
 First Floor Area 1156 sq ft – 107 sq m
 Second Floor Area 502 sq ft – 47 sq m
 Garage Area 418 sq ft – 39 sq m



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.

Carter Jonas

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	88
(68-80)	C		
(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



IMPORTANT INFORMATION

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