



Oxford Road
Abingdon

Carter Jonas

23 OXFORD ROAD ABINGDON OX14 2ED

5 bedrooms & 2 bathrooms
Many retained period features
Large rear garden
Driveway parking

DESCRIPTION

The property provides well-proportioned and much improved accommodation set over three floors together with the benefit of a cellar with good head height. Many period features including sash windows and feature fireplaces have been retained adding to the overall appeal. The ground floor includes an impressive light filled sitting room with bay window to the front aspect and attractive fireplace. There is a flexible central reception room with a French door providing access to the garden, and to the rear is a stylishly fitted kitchen/dining/family room with vaulted ceiling and bi-fold doors, also to the rear garden. A utility room with cloakroom off complete the ground floor accommodation.

To the first floor are two double bedrooms and a single room; a good study if a fifth bedroom is not required. A generous bathroom with bath, independent shower and separate wc can be accessed from both the main bedroom and the landing. There are two further double bedrooms to the second floor, both with attractive elevated views, together with a bathroom.

To the front of the property is a hard standing area providing off road parking next to the small garden. The main garden is to the rear and extends to nearly 100 ft with mature shrubs edging the extensive lawn. There is a paved terrace and side access to the front of the house via a metal gate.

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 along the Thames.

AN IMPRESSIVE AND MUCH IMPROVED 5-BEDROOM VICTORIAN SEMI-DETACHED PROPERTY OFFERING FLEXIBLE ACCOMMODATION OVER THREE FLOORS



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. There is a bus stop almost opposite the house with a regular service to both Oxford city centre and Abingdon town centre.

ADDITIONAL INFORMATION

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

Directions: OX14 2ED

Tenure: Freehold

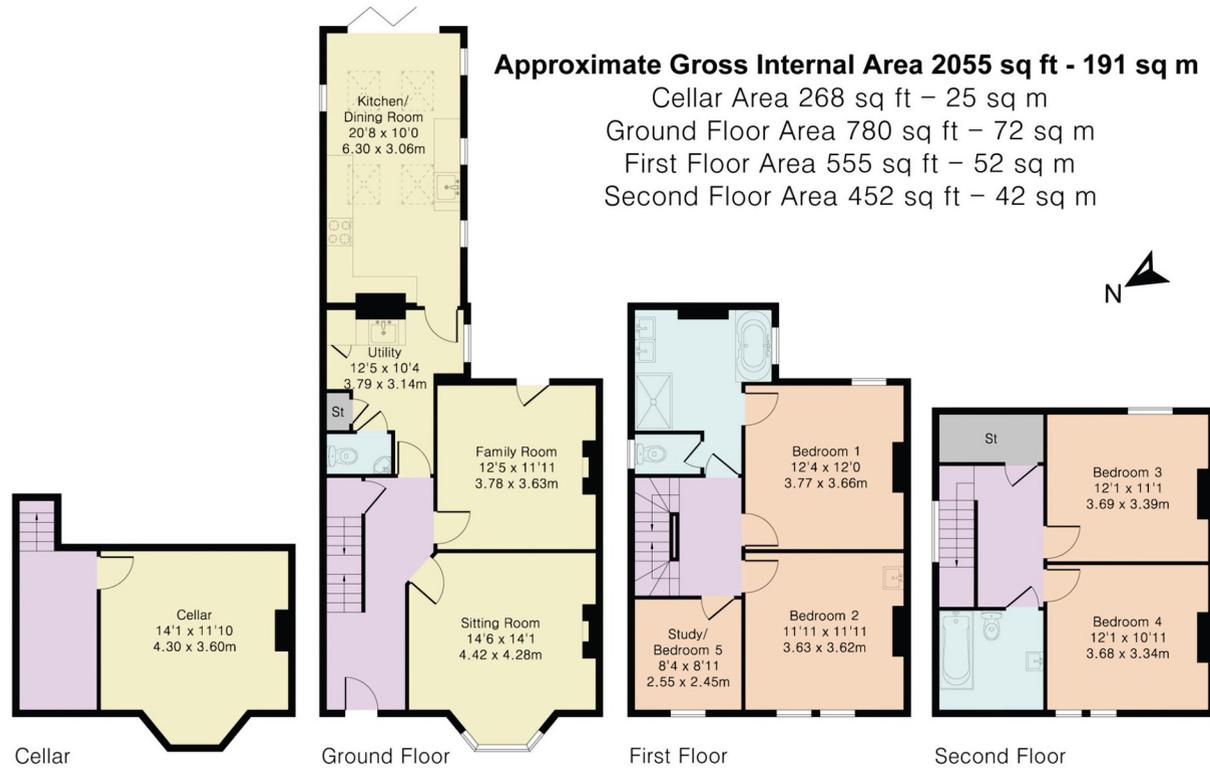
All mains services are connected

Gas fired central heating to radiators

EPC rating: E

Broadband speed and mobile coverage can be checked at checker.ofcom.org. but ultrafast broadband should be available and mobile coverage is likely outdoor but limited indoor on some networks.





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		
(55-68)	D		69
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

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