



Otwell Close, Abingdon, OX14 2QR

Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The ground floor has undergone a comprehensive programme of improvements, creating a stylish and versatile layout ideally suited to modern family living. A welcoming entrance hall leads to a bright front-aspect sitting room, while the rear of the property has been transformed to create an impressive open-plan kitchen and dining space. The newly fitted kitchen is both stylish and practical, with the dining area featuring bi-fold doors opening directly onto the rear garden. A versatile study/playroom provides excellent flexibility and could be used as a home office, snug or additional reception room. A recently refurbished cloakroom completes the ground floor, with plumbing for a washing machine and convenient access from both the kitchen and study/playroom.

The first floor has been redecorated throughout and benefits from new carpets. The central landing leads to four well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from a recently updated en-suite shower room, while the guest bedroom features fitted storage. The remaining bedrooms offer excellent flexibility for family living, guests or home working. The property also benefits from an energy-efficient air source heat pump and new radiators throughout, enhancing comfort and efficiency. The loft has been fully insulated, including the previously inaccessible loft space above the office.



Situated at the end of a quiet cul-de-sac, the property benefits from a generous frontage, front garden and long driveway providing ample off-road parking. The enclosed rear garden provides an excellent extension of the open-plan living space, with bi-fold doors opening directly from the kitchen and dining area. A detached garage has been refurbished and divided into two separate rooms, currently providing a fully operational, licensed brewery alongside additional space that could be utilised as a workshop, office or studio.



Key Features

- Popular residential cul-de-sac location
- Sought-after town of Abingdon-on-Thames
- Four well-proportioned bedrooms
- Spacious open-plan kitchen/dining area
- Newly fitted kitchen with bi-fold doors
- Versatile study/playroom
- Air source heat pump and new radiators
- Detached large garage
- EPC Rating C - Council Tax Band D



The Location

Otwell Close is a popular residential cul-de-sac situated in the sought-after town of Abingdon-on-Thames. The property is well positioned for access to a range of highly regarded local schools, making the area particularly appealing to families. Abingdon town centre is within easy reach, offering a wide selection of shops, cafés, restaurants and everyday amenities, alongside the beautiful Abbey Meadows and River Thames. The area also benefits from excellent transport links, with convenient access to the A34 connecting Oxford, the M4 and surrounding areas. With its historic town centre, riverside walks, leisure facilities and choice of schooling, Abingdon offers an excellent balance of town and countryside living.

Some material information to note: Air source heat pump central 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.

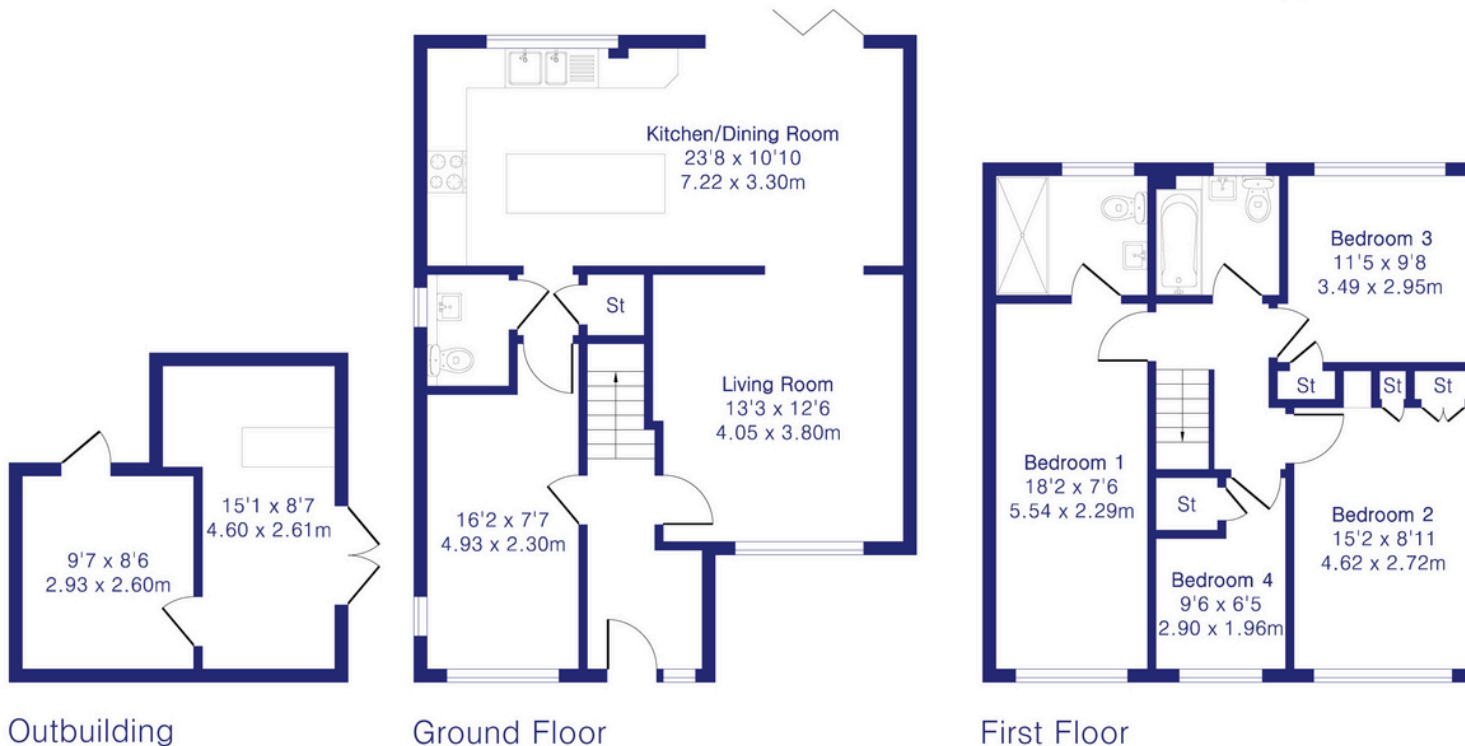


**Approximate Gross Internal Area 1249 sq ft - 116 sq m
(Excluding Outbuilding)**

Ground Floor Area 668 sq ft – 62 sq m

First Floor Area 581 sq ft – 54 sq m

Outbuilding Area 196 sq ft – 18 sq m



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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