

Wootton Road

ABINGDON, OX14

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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ABINGDON, OX14

This impressive Edwardian detached residence, built in 1910, occupies a prestigious non-estate position approximately half a mile from the heart of historic Abingdon-on-Thames. The property has been very well maintained and sympathetically enhanced combining the craftsmanship of its period with the comforts of a modern family living.

The entrance hall leads to a superb range of versatile reception rooms, including a charming box-bay-fronted living room with an original fireplace and inset log burner, a generous dining room with doors opening onto the garden, and a separate sitting room or study, ideal for home working. Throughout the house, original fireplaces, timber flooring and other period details have been carefully preserved, complimented by tasteful contemporary finishes, upgraded electrics and high-quality replacement doors that provide enhanced security while respecting the home's heritage.

The beautifully appointed kitchen/breakfast room forms the heart of the home, thoughtfully re-fitted with bespoke cabinetry, a central island, premium integrated appliances and ample space for family life and entertaining. A refurbished utility room and upgraded cloakroom complete the exceptionally well-planned ground floor.





























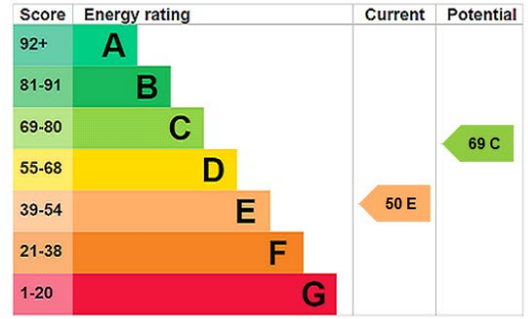
First Floor

The first floor offers five well-proportioned bedrooms arranged around a spacious landing. The principal bedroom benefits from a stylishly refurbished en-suite bathroom, while the remaining bedrooms are served by a family bathroom. Replacement windows throughout have been carefully selected to replicate the property's original appearance while significantly improving the property.

Externals

Outside, the property is set back from the road behind mature hedging and approached via a gravel driveway providing ample parking for several vehicles, together with a detached garage . The walled gardens provide a high degree of privacy and are thoughtfully divided into distinct areas, including formal lawns, mature borders and a generous stone terrace for outdoor entertaining. Beyond, a secluded kitchen garden features a greenhouse, vegetable beds, garden shed and an attractive variety of shrubs and flowering plants, creating a peaceful and productive outdoor retreat.

Location



Located within an easy, level walk of Abingdon's vibrant town centre, the property enjoys convenient access to independent shops, cafés, restaurants, Waitrose, riverside walks along the Thames and excellent sporting facilities at nearby Tilsley Park. It is also ideally positioned within the catchment of highly regarded state schools and close to Abingdon School and St Helen & St Katharine, while excellent road links via the A34 provide straightforward access to Oxford, Didcot and beyond.

£1,200,000
Subject to Contract

Local Authority: Vale of White Horse District Council

Council Tax Band: F

Tenure: Freehold

Reference: OXF260240

Approximate Gross Internal Area:
2390 sq ft



Gross Internal Area
2390 sq ft - 222 sq m

SIZE & DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
HECMEDIA.CO.UK

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