



Contemporary home tucked away in sought after residential area

Ashmore, 59A Oxford Road, Abingdon, Oxfordshire, OX14 2AA

Guide £995,000 Freehold with vacant possession on completion.

savills

Entrance hall • sitting room • dining room • kitchen/
breakfast room • office • utility room • conservatory
• 4 bedrooms • (2 on the ground floor) dressing room
• 2 ensuite • ground floor shower room • detached garage
• summer house • garden stores • off street parking
• enclosed rear gardens

Situation

Situated about 8 miles south of the city of Oxford on the river Thames, Abingdon, is one of England's oldest market towns. Once a prosperous trading hub, the County Hall in Market Place reflects the town's importance. Today, extensive amenities in the thriving market town include the Monday market, shops, restaurants and Waitrose. The River Thames also provides a delightful setting with its riverside walks.

Communication is good with the A34 linking the M4 and M40, and Didcot Parkway mainline station (about 7.5 miles) with a regular service to London, Paddington in approximately 45 minutes. The town is also well served for an excellent choice of state and independent schools including numerous primaries, Fitzharrys School and John Mason secondary; with independent including Manor Prep, Abingdon Prep, St. Helen & St Katherine, Our Lady's, Radley College and Abingdon School.

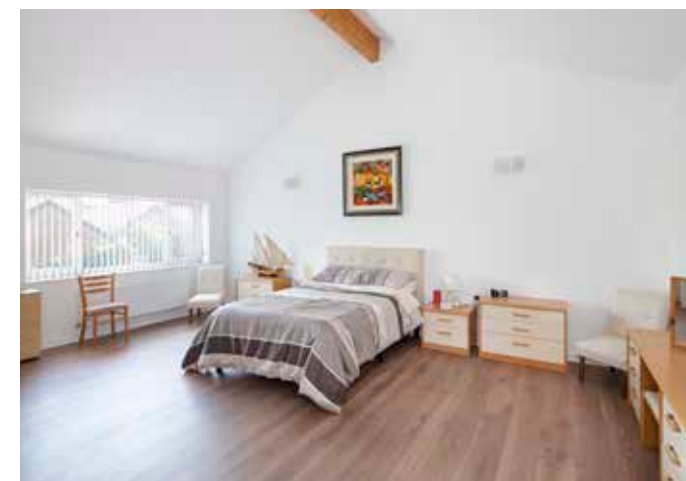
Directions

From Oxford proceed south on the A34. Take the first Abingdon exit and follow the signs towards the town centre on the Oxford Road. Proceed over the crossroad junction past Boundary House public house. Ashmore, 59A will be found on the left. If you reach

Norman Avenue you have gone too far.

Description

Set well back from the road, in a tucked away plot, Ashmore was built in 2009/10. Of brick construction, beneath a pitched tile roof, the property has been conceived around 'Glulam' timber structural beams. The versatile accommodation is bright and spacious, with double glazing and under floor heating to the ground floor. The reception hall has double doors to the sitting room, with engineered oak floor and wood burning stove. The sitting room opens to the dining room and has sliding doors to a large conservatory. There is a contemporary kitchen with fitted units work island and integrated appliances. The useful utility room has space for white goods. A recently added conservatory is currently used as a home office. Also on the ground floor, there are two double bedrooms, one with a mezzanine, and a shower room. On the first floor there is a spacious landing/study area. The principal bedroom suite has a vaulted ceiling giving a real sense of space, a walk-in dressing room, en suite bathroom and a further useful linen/storage room. There is a guest bedroom also with en suite shower room.





Outside, there is a detached brick garage, a timber tool shed and a summer house which offers scope as a home office, gym or games room depending on needs.

The property is accessed along a private drive to ample gravel parking. The enclosed rear garden is mainly laid to lawn and has a part covered terrace area. The garden wraps to the side of the house with access from both the kitchen and home office.

Services: Mains gas, electricity, drainage and water are connected. Gas-fired central heating.

Local Authority: Vale of the White Horse, Abbey House, Abingdon OX14 3JE Tel 01235 520202

Tenure: Freehold with vacant possession on completion.

Council Tax: Band = G

Energy Performance: A copy of the full Energy Performance Certificate is available upon request. EPC Rating = C

Agents note: There is an overage on the property. Contact selling agent for more information. No 59 Abingdon Road has a right of way over the drive for access to utility meters and maintenance.

Viewing: Strictly by appointment with Savills.

Brochure prepared Jan 2023
Photography Dec 2022

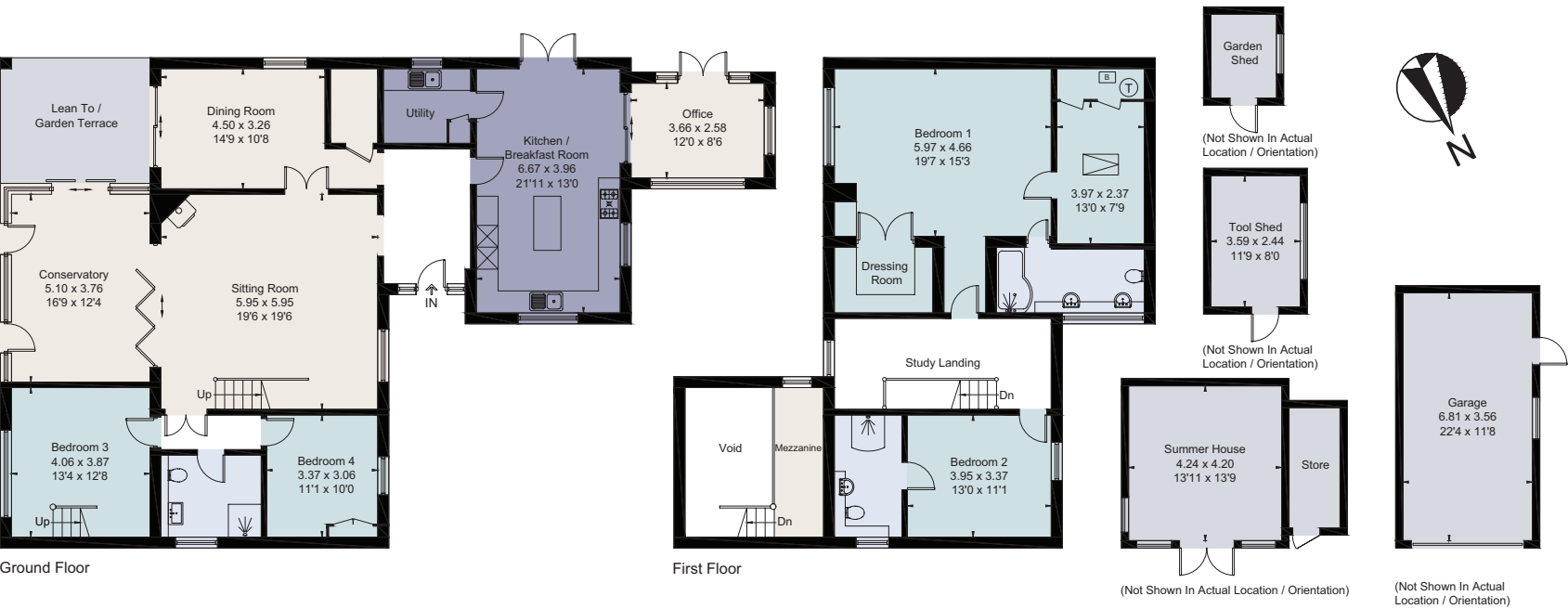


**Ashmore, 59A Oxford Road, Abingdon,
Oxfordshire, OX14 2AA**
Approximate Area 268.5 sq m / 2890 sq ft
(Including Mezzanine / Excluding Void)
Outbuilding 36.1 sq m / 388 sq ft
Garage 24.1 sq m / 259 sq ft

Total 328.7 sq m / 3537 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)

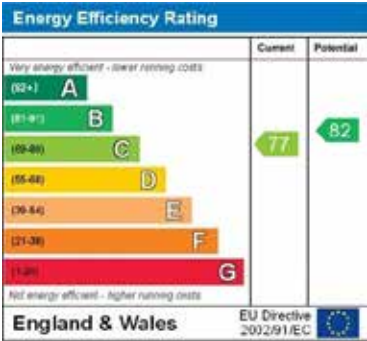


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Ground Floor

First Floor



For identification only. Not to scale. © 230104NQ

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