



Grade II listed townhouse

25 East St. Helen Street, Abingdon, Oxfordshire, OX14 5EE

Freehold





Charming and historic Grade II listed townhouse
 Kitchen/breakfast room • sitting room • office/living room •
 cloakroom • main bedroom with en suite shower room •
 3 further bedrooms • family bathroom • walled garden

Situation

Tucked away behind the beautiful Town Hall building, East St Helen Street is one of the oldest streets in the country and reputedly the prettiest in England according to John Betjeman. The River Thames meanders nearby, providing delightful riverside footpaths, trails and activities. A weekly market, monthly farmers market, and two supermarkets, make for convenient everyday shopping.

A leisure centre and Tilsley Park offer an extensive range of sporting facilities. There are also rugby and rowing clubs in the town, as well as an open air pool and park. There is an excellent choice of both state and private schools in the town, including the highly regarded St Helen and St Katharine's and Abingdon School. Oxford's dreaming spires, schools and amenities lie some 7 miles north and is accessible by car and the

frequent bus service from the town centre. There are regular rail services from Didcot Parkway and Haddenham & Thame Parkway to Paddington and Marylebone respectively. The A34 links to the greater motorway network via the M4 and M40.

Directions

Turn off the A34 towards Abingdon. Take the second exit off the next two roundabouts. At the traffic lights turn left onto Stratton Way. At the next traffic lights turn right onto Stert Street. At the market square carry straight on into East St Helen Street with the Town Hall immediately on the right. The

property will be found after a short distance on the right.

About this Property

No. 25 has a story dating back to the medieval era. The apex of a dwelling from that time is still visible in the sitting room, as is stonework in the base of the well, now lit, forming a fascinating feature in the kitchen. The present house dates to the C17th with later additions, mostly Georgian, making up the delightful home it is today.

The original stone flagged hallway leads straight through to the welcoming kitchen/breakfast room with French doors to the west facing garden.



A lantern roof light provides the room with natural light. Painted wooden units, a central island with wood and granite worktops, Belfast sink and Smeg gas range make up the working end of the kitchen. There is also a cloakroom. The enchanting sitting room has a large open fireplace, elm floorboards and beams, and looks out to the front of the property. Stairs from the hall lead down to the oldest part of the house now providing a generous sized study with evidence of the original bread oven.

A delightful custom built oak staircase winds from the hall to a galleried landing offering two

bedrooms, both with cast iron fireplaces, and a family bathroom with shower. From the end of the landing, stairs wind again to the main bedroom and en suite shower room with old A-frame beams visible, wide elm floorboards and a fireplace. The fourth bedroom is also on the second floor and could double as a dressing room.

Outside, the walls enclosing the private garden recount its history. At the base of one is the top of an arch dating back to earlier settlements in the street. The garden comprises a stone slabbed terrace, small lawn, mature shrubs and a garden shed.

Tenure
Freehold

Services
All mains services are connected. Gas-fired central heating.

Local Authority
Vale of White Horse District Council.

Viewing
Strictly by appointment with Savills Summertown office.

Fixtures and fittings
Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills.

25 East St. Helen Street, Abingdon,
Oxfordshire, OX14 5EE
Gross internal area (approx)
159.9 sq m / 1721 sq ft

Huw Warren
Savills Summertown, Oxford
01865 339704
HWarren@savills.com



savills

savills.co.uk



For identification only. Not to scale. © 20/10/22 HW

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken and brochure prepared October 2020. Brochure by wordperfectprint.com

