



Faringdon Road, Abingdon

Carter Jonas



## 12 FARINGDON ROAD, ABINGDON, OXFORDSHIRE, OX14 1BB

Entrance hall with cloakroom  
Double reception room  
Study  
Kitchen/dinning/family room  
5 bedrooms (2 En-suite)  
Garage, driveway parking, mature gardens

### SITUATION AND 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, including Abingdon School, St Helen's & St Katherine's, and The Manor Prep School within walking distance of the property. The town centre is a short, pleasant walk along Park Road with the bus stops on Stratton Way serving Oxford. Buses to Oxford run at peak times every 10 minutes. There are also many lovely walks around the town including walks along the river Thames. 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.

### DESCRIPTION

Situated in an elevated position in this highly sought after area, within walking distance to local schools, this attractive semi-detached period house is believed to date from the 1930's with a more recent extension to the rear. Providing a lovely family home, it has retained its original charm with period features including fireplaces in many rooms and is complemented by a well-established garden to the rear.

Arranged over three floors, the spacious accommodation comprises to the ground floor, an entrance hall, a double reception room with bay window, period fireplace and French doors to the garden, a study also with fireplace, cloakroom and a welcoming kitchen/breakfast/family room with direct access to the rear garden, provides a wonderful family gathering and entertaining space.

## AN ATTRACTIVE, FIVE BEDROOM, SEMI-DETACHED, PERIOD HOUSE EXTREMELY WELL LOCATED CLOSE TO LOCAL SCHOOLS IN THIS HIGHLY REGARDED LOCATION











The kitchen with utility room off, has a range of fitted units with integrated appliances and a central island unit. The first floor comprises the principal bedroom with en-suite shower room, three further bedrooms and the family bathroom, a fifth en-suite bedroom is arranged on the second floor.

### OUTSIDE

To the front of the property mature borders are arranged either side of the driveway which provides parking and leads to the garage and a gated side access to the rear of the house. The main garden is principally laid to lawn with a dining terrace leading off the kitchen with a further paved seating area arranged towards the end of the garden along with raised vegetable beds. Within the garden is a garden shed and a mature apple tree, and a variety of shrubs and borders.

## ADDITIONAL INFORMATION

**Tenure** Freehold

**Viewing** Strictly by appointment through the joint selling agents Carter Jonas - T: 01865 511444 or David Doyle Estate Agents - E: [sales@daviddoyle.co.uk](mailto:sales@daviddoyle.co.uk) Web: [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk)

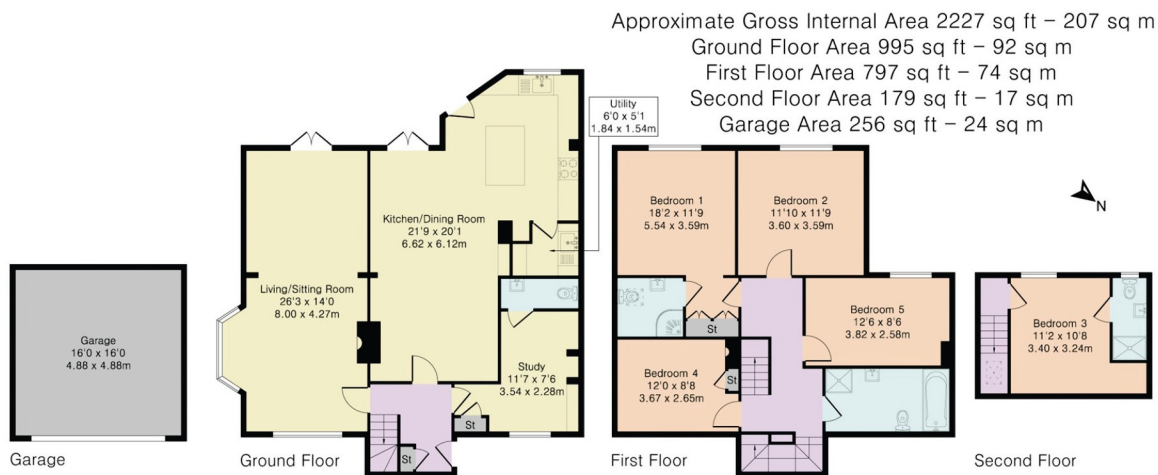
**Directions to OX14 1BB** Services: All mains services are connected. Local Authority: Vale of White Horse District Council Council Tax: Band E Broadband - according to Ofcom, ultrafast broadband is available. Mobile - According to Ofcom, there is likely to be outdoor coverage across all networks, and likely to be indoor coverage from one provider and limited coverage from three other providers.











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Offices throughout the UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

#### IMPORTANT INFORMATION

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