



118 Abingdon Road, Oxford

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**STRUTT
& PARKER**

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118 Abingdon Road, Oxford, OX1 4PZ

A handsome 10-bedroom guesthouse with beautifully presented accommodation, in a convenient Oxford setting

Oxford city centre 0.9 miles, Oxford mainline station 1.2 miles (55 minutes to London Paddington), M40 (Jct 8a) 10.4 miles, Heathrow Airport 47 miles

Entrance hall | Sitting room | Kitchen/Breakfast room | Utility | 10 bedrooms | 10 bathrooms
Off-street parking
EPC Rating B

The property

This sprawling semi-detached period house offers extensive accommodation arranged across three levels. The property, which is currently used as a guesthouse, offers the potential for reconfiguration or continued commercial use.

The ground floor has a beautifully appointed sitting room with wooden flooring and a large south-facing bay window which welcomes plenty of natural light. There is also a dining room and a large kitchen with modern fittings, a central island and a stainless steel range cooker. The neighbouring utility room provides laundry facilities and additional storage space.

There are three ground-floor bedrooms, each of similar proportions, and each featuring en suite shower rooms. Two separate staircases lead to the first floor, where there are four additional double bedrooms with their own shower rooms. The final three bedrooms are found on the second floor. One is en suite, while two have their own washbasins and access to two second-floor shower rooms.

Outside

At the front there is pedestrian and vehicle access onto the gravel driveway, which surrounds the property and provides plenty of parking space for residents and guests alike. At the rear there are facilities for secure bike storage, as well as an external fire escape from the first-floor accommodation.

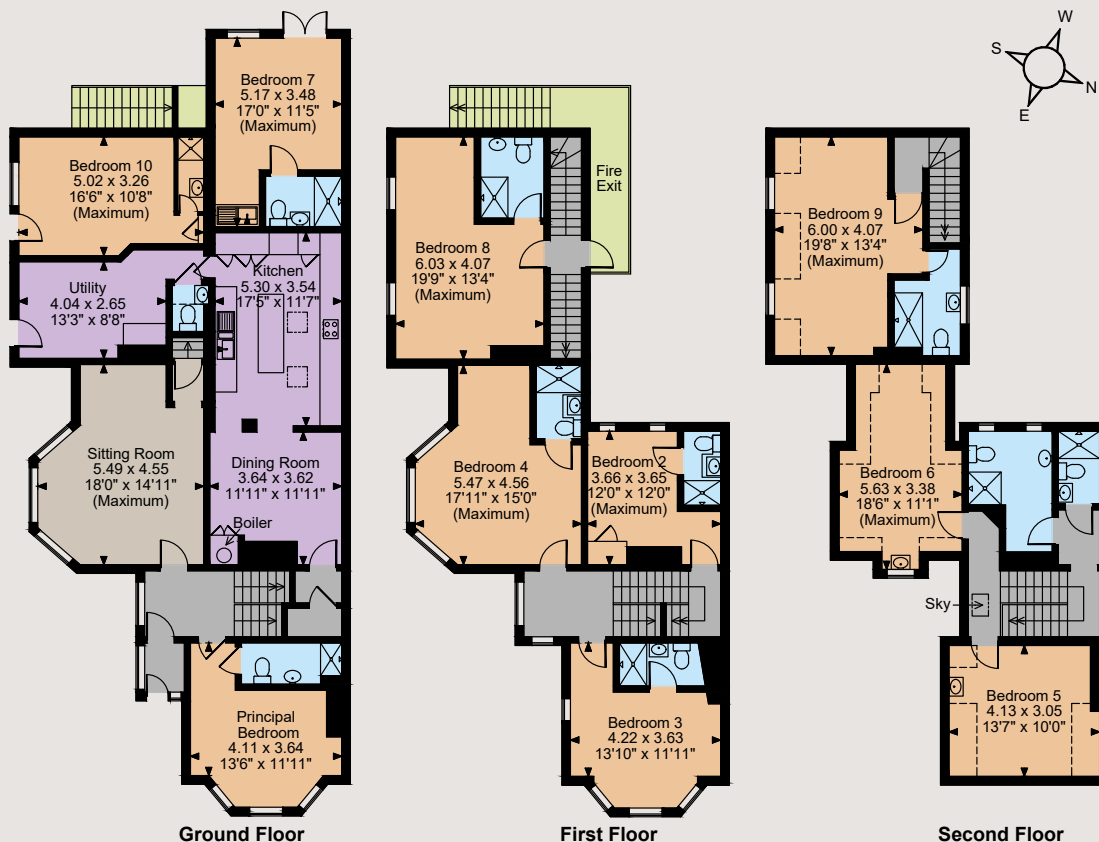
Location

The property is in the New Hinksey neighbourhood in the south of Oxford, within easy reach of the city centre and mainline station. There are several everyday amenities in the immediate area including pubs, local shops and supermarkets, while the centre of Oxford is just half a mile away, with its abundance of history, culture and first-class shopping and leisure facilities. There are plenty of excellent schools to choose from in the area, including the independent Carfax College, Cherwell College, Christ Church Cathedral School and New College School. Central London is less than an hour away, and the city also runs an efficient 24-hour coach service to and from the capital, meaning connections between both cities are outstanding.





Floorplans
House internal area 3234 sq ft (300 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Strutt & Parker's Oxford office, head towards the city centre on Banbury Road and continue onto St. Giles before turning right onto Beaumont Street. Turn left onto Worcester Street and follow to the right onto Hythe Bridge Street. Take the first exit at the roundabout onto Park End Street and then the second exit at the next roundabout onto Hollybush Row. Continue straight ahead at the following roundabout, and after a further 0.6 miles, turn right onto Abingdon Road. After 0.4 miles, you will find the property on the right.

General

Local Authority: Oxford District Council

Services: Mains gas, water, electricity and drainage

Council Tax: Band A

Tenure: Freehold

Guide Price: £1,350,000

Oxford

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