



49 Bath Street, Abingdon

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49 Bath Street Abingdon, OX14 1EA

A charming Grade II listed Georgian townhouse with a walled garden in a sought-after Thameside town

A34 1.8 miles, Radley Station 3.7 miles, Didcot Parkway Station 7.4 miles (London Paddington 37 mins), Oxford 7.1 miles, M40 (J9) 16.7 miles, London Heathrow Airport 49.8 miles

Entrance hall | Sitting room | Family room
Office | Kitchen | Pantry | Store room
Cloakroom | 3 Bedrooms | Family bathroom
Garden | Permit parking | EPC TBC

The property

49 Bath Street is a handsome semi-detached Grade II listed regency townhouse offering sensitively modernised accommodation arranged over three light-filled floors. It enjoys an array of charming features, including sash windows, stripped wooden floorboards, feature fireplaces, high ceilings and flagstone floors. The property is situated in a desirable location within the centre of the thriving town of Abingdon, with easy access to a wide variety of amenities and convenient transport links.

The fine stone floored ground floor hallway with its staircase flows directly through to the spacious rear garden. The accommodation comprises the front-facing sitting room and further a well-presented and bright kitchen and dining space, complete with a dedicated pantry, a large under-stairs store room adjacent and a range of stylish base cabinetry, corin worksurfaces and integrated contemporary appliances.

On the first floor is the airy and large luxurious family bathroom with its garden view and central freestanding rolltop bathtub (approved planning consent to divide bathroom, adding

a further double bedroom ref: P23/V0664/LB), and another double bedroom currently set up as a family room. There are two further well-proportioned and spacious bedrooms featuring a marble fireplace with cupboards occupying the second-floor level and complete the accommodation.

Outside

The property offers a fine frontage and extends to the rear into a peaceful private walled garden. There is a paved and brick-laid patio from the home ideal for sheltered al fresco dining, followed by a section of lush level lawn with various climbers and herbaceous planting among a tiered rockery area. Dual glazed doors open into the attached brick-built office/studio space, ideal for those working from home. Finally, there is permit parking available on the road.

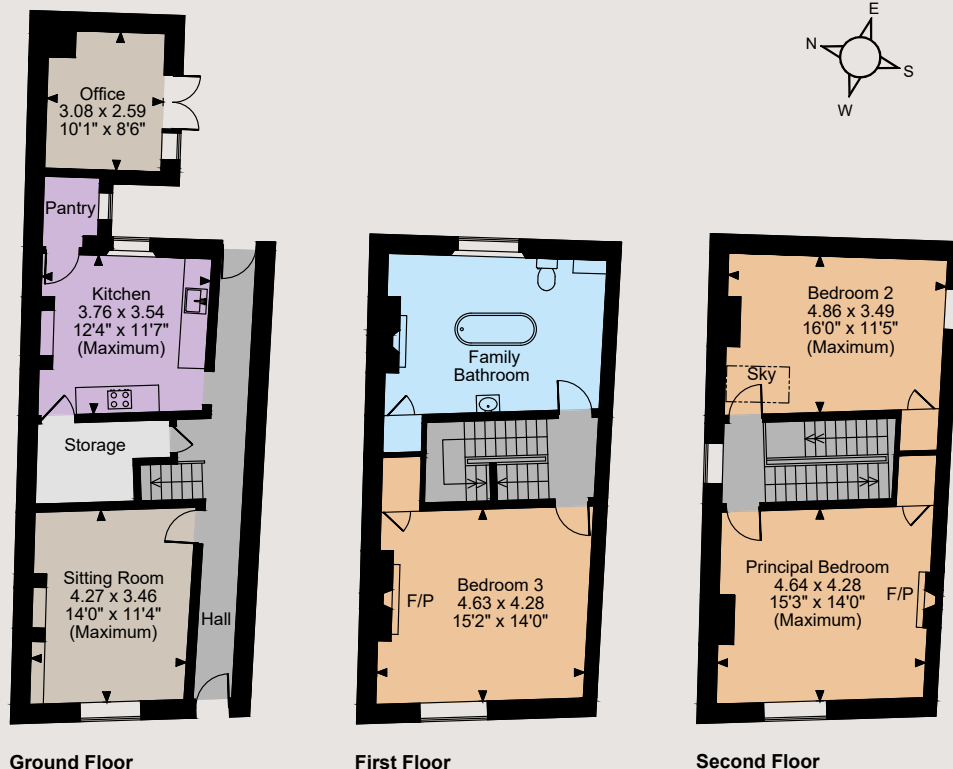
Location

The historic and popular market town of Abingdon, set on the River Thames with its many lock and riverside walks, offers a wealth of shopping, educational, recreational, and cultural amenities, including regular markets, supermarkets, a leisure centre, and rowing and rugby clubs. The city of Oxford is within easy reach, with convenient road links via the A34 and M40, and nearby Didcot Parkway Station offering fast and regular services to London. Notable schools within the local vicinity include Abingdon, St Katharine's, St Helen's, St Hugh's and The Manor School.





Floorplans
Main House internal area 1,468 sq ft (138 sq m)
Office internal area 82 sq ft (8 sq m)
Total internal area 1,568 sq ft (146 sq m)
For identification purposes only.



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

From Oxford head south on the A34 for around 1.7 miles before taking the exit onto Oxford Road and in 0.9 miles at the roundabout, taking the third exit onto Dunmore Road. In a further 1.2 miles, take the first exit at the roundabout onto Wootton Road (B4017) and follow the road for around 0.9 miles. Take the left onto Yewtree Meadows, where the property will be found on the left.

General

Local Authority: Vale of White Horse District Council

Services: Mains electricity, gas, water and drainage.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Council Tax: Band E

Tenure: Freehold

Guide Price: £625,000

Oxford

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