



Oliver  
James



# Northcourt Mews, Abingdon, OX14 1GW

**£425,000**

## Description

A good sized modern family home with over 1300 sq.ft of accommodation situated less than a mile from the town centre.

The property is within a short walk from the main bus routes into Oxford, both primary and secondary schools and local shops including a useful supermarket and post office.

The house boasts a 20ft sitting room, french doors with views of and opening onto the garden as well as a modern fitted kitchen/breakfast room with fitted oven and hob and a downstairs cloakroom.

On the first floor there are two good sized bedrooms and family bathroom and on the second floor there is a fourth bedroom/study and an 18ft master bedroom complete with stylish en-suite shower with double sized walk-in shower and fitted wardrobes..

There is a garden to the rear laid mainly to lawn and enclosed by wood panel fencing with rear pedestrian access and private off road parking.





### Directions

Proceed out of Abingdon along the Vineyard and straight over the roundabout into the Oxford Road.

At the traffic lights turn left into Northcourt Road and Northcourt Mews can be found on the right hand side.

### Location

Situated in popular North Abingdon and close to bus routes accessing both Abingdon town centre and Oxford.

The thriving market town of Abingdon is situated c.6 miles to the south of Oxford. Within the town there are excellent shopping and leisure facilities with numerous well-regarded state and private schools close by, plus Frilford Heath and Drayton golf courses.

Within easy reach is Didcot Station (c.8 miles) where London (Paddington) is reachable in 45 minutes. The access to the A34 is less than 1 mile away.

The local area has a comprehensive range of independent schools including The Manor Prep, The School of St. Helen and St Katharine, Our Lady's Abingdon, Radley College and Abingdon School as well as a range of good state schooling.



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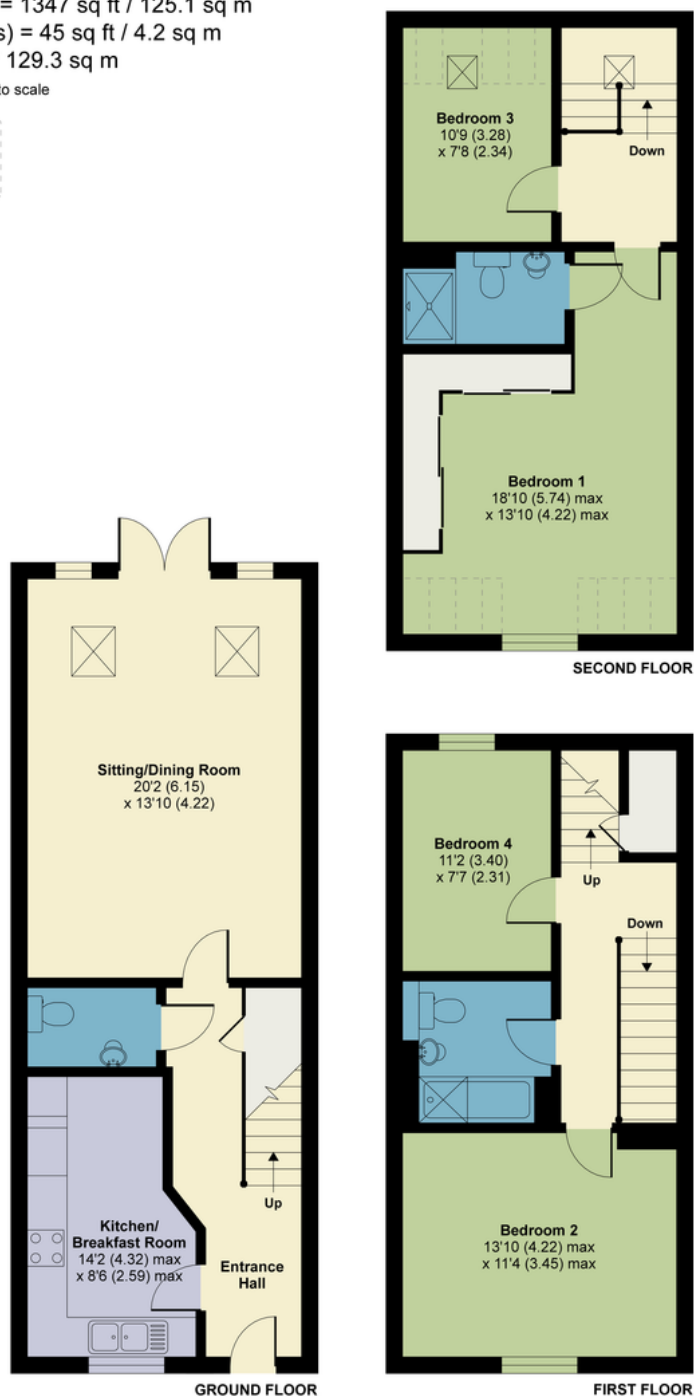
Approximate Area = 1347 sq ft / 125.1 sq m

Limited Use Area(s) = 45 sq ft / 4.2 sq m

Total = 1392 sq ft / 129.3 sq m

For identification only - Not to scale

Denotes restricted head height



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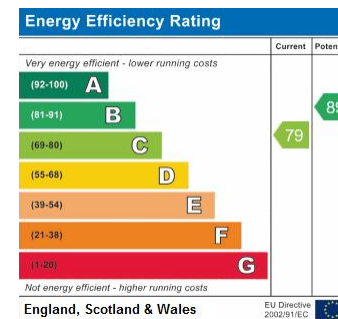
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Certified Property Measurer

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