



Oliver  
James





Galley Field,  
Abingdon, OX14 3RU

**Offers Over £600,000**

### Description

An individual and recently extended detached chalet bungalow in this much favoured North Abingdon cul-de-sac.

The property has undergone a significant improvement program by the present owners and now offers over 1600sq ft of living space over two floors plus small garage/store. Flexible accommodation with four bedrooms including a 20ft principal bedroom with en-suite bathroom and a wonderful spacious kitchen/life style room with large glazed doors opening onto the private rear garden.

The stylish integrated kitchen includes an extensive range of wall and base units with composite worktop, comprehensive appliances including an induction hob and boiling hot water tap plus underfloor heating with the remainder of the property benefitting from radiators, there is also separate boiler room. A feature of the property are the full floor to ceiling height doors in the kitchen accessing the rear garden, the large picture window in the first floor bedroom which also benefits from a contemporary en-suite bathroom and the oak and glass staircase leading up to the first floor.







Outside the property there is a large front garden and driveway accessing the small garage with side access leading to the rear of the property.

The rear garden is enclosed and private and is set up to be low maintenance and features an outside kitchen for entertaining purposes.

### Location

Situated in a private cul-de-sac in North Abingdon, close to schools and 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 40 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.





## Galley Field, OX14

Approximate Gross Internal Area = 148.9 sq m / 1603 sq ft  
 Eaves = 20.0 sq m / 215 sq ft  
 Garage = 9.5 sq m / 102 sq ft  
 Total = 178.4 sq m / 1920 sq ft  
 External Area = 339.1 sq m / 3650 sq ft

## Oliver James

For further information, please contact:

### Abingdon Office

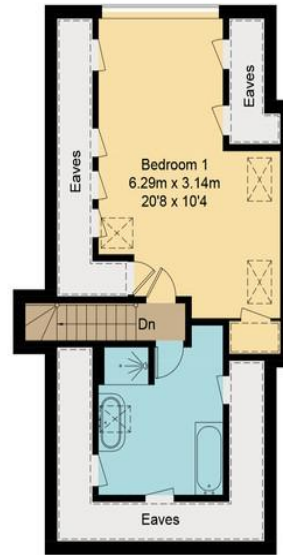
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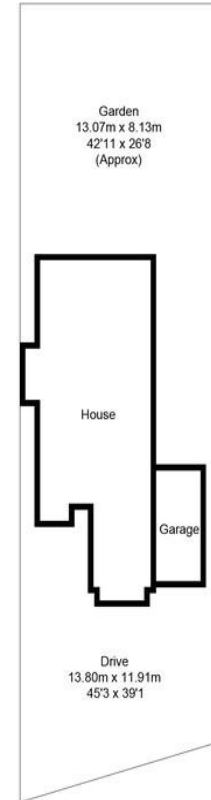
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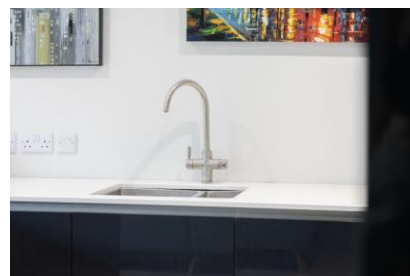
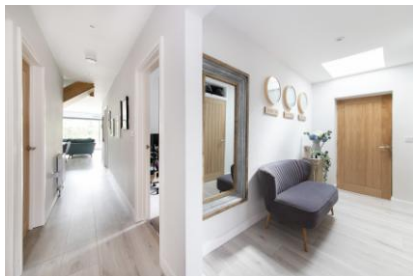
Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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

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