



North Quay, Abingdon Marina

Abingdon OX14 5RY

Humberts.com

Guide Price £1,125,000

Freehold

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Stylish Waterside Living

An immaculately presented four double-bedroom townhouse with private mooring and spectacular views over the water...

INTRODUCTION

This stunning three-storey townhouse, occupying a prime position in Abingdon Marina, boasts a 35 ft private mooring for a river cruiser, with no attendant mooring fees. Each level of this beautiful property benefits from a terrace or balcony with magnificent south-westerly views over the water, creating a truly exceptional home.

Key Features

- ◆ *Private mooring*
- ◆ *Magnificent views over the water*
- ◆ *Four double bedrooms*
- ◆ *Principal bedroom with en suite shower room and Juliette balcony*
- ◆ *Kitchen*
- ◆ *Drawing room*
- ◆ *Dining room*
- ◆ *Family bathroom*
- ◆ *Utility room/Secondary kitchen*
- ◆ *Cloakroom*
- ◆ *Patio*
- ◆ *32 ft Conservatory*
- ◆ *32 ft First floor sun terrace*
- ◆ *Optional two bedroom guest accommodation with kitchen and bathroom*
- ◆ *Integral garage*
- ◆ *Private mooring, approx. 35ft, with shore-power connectivity*
- ◆ *No mooring fees*



THE PROPERTY

Offering stylish living over three floors, the immaculately presented accommodation comprises:

On the Ground Floor -

The front door opens into a central hallway. To the left are two double bedrooms, each with fitted wardrobes and Bedroom Four benefitting from French doors that open on to the glass-enclosed terrace or garden room. Also on the ground floor is the family bathroom and a sizeable and very well-equipped kitchen/utility room which also gives access to the terrace, and is therefore perfectly located for entertaining.

The magnificent ground floor terrace is the most striking feature of the property. Extending the entire width of the house, it is completely enclosed by floor-to-ceiling glass panels with a range of sliding doors opening on to the patio outside and the boat mooring. Offering beautiful views across the marina, it provides a fabulous in-door/out-door space for relaxing or entertaining, all year round.

Back inside, a further door leads directly from the hall into the integral single garage, now divided into an inner storage unit and an outer garage space suitable for bikes and other outdoor equipment, which remains accessible via the retained garage door.

The entire ground floor is arranged such that it may be used as separate guest accommodation if desired.



On the First Floor -

Taking the stairs to the first floor, on the left is the elegant drawing room, with sliding glazed doors opening on to a second full-width sun terrace with glorious views over the marina to the south and west. The terrace benefits from an electronically controlled retracting canopy providing shade or shelter, depending on the weather. The triple-aspect drawing room itself enjoys natural light throughout the day, while the feature fireplace provides a focus for cold winter evenings. To the right of the stairs is the open-plan kitchen with adjacent well-proportioned dining room. A cloakroom off the landing completes the first floor accommodation.

On the Second Floor -

On the second floor are the Principal bedroom with Juliette balcony and en suite shower room, and further double bedroom, currently utilised as an office/study. Each room incorporates elegant fully-fitted storage units.





OUTSIDE

At the front of the property is a block-paved area of hard standing, with ample parking space for 5-6 vehicles. To the side is an archway with a door which opens into a covered passage providing useful storage with power points and providing secure access to the rear of the property. The south-west facing patio runs the full width of the property and offers magnificent views out across the marina, with steps leading down to a floating pontoon and the private 33ft mooring, with shore-power connectivity. It is to be noted there are no mooring fees for residents of the Marina, and owners' vessels may be berthed at no charge.

LOCATION

The historic town of Abingdon-on-Thames boasts a wide range of independent shops and amenities including both Waitrose, Lidl, Tesco and Aldi supermarkets as well as many other large retail brands. Sports and recreation are well catered for, with the White Horse Leisure and Tennis Centre offering a range of facilities including indoor swimming pool. There are also numerous parks, playgrounds and open-air gyms, while for those seeking more sedentary entertainment, there is the independent Abbey Cinema, and the Amey and Unicorn theatres.

Abingdon has many excellent state and independent schools catering for children of all ages, notably Abingdon Prep, The Manor Prep, Abingdon School, St Helen and St Katherine, Radley College, the European School and Our Lady's Abingdon, as well as the many highly regarded independent schools in Oxford.

Communication links are very good with frequent bus services into Oxford. The A34 leads to Oxford and both the M4 and M40 motorways; Radley station has a commuter service into Oxford while Didcot has a half-hourly fast train service to London Paddington (journey time approximately 45 minutes).







ACCOMMODATION

Ground Floor

Kitchen/Utility: 3.80 x 2.80 m (12'6" x 9'2" ft)

Bedroom 4: 3.60 x 2.80 m (11'10" x 9'2" ft)

Bedroom 3: 3.60 x 3.20 m (11'10" x 10'6" ft)

Bathroom: 2.00 x 1.79 m (6'7" x 5'10" ft)

Terrace: 9.40 x 2.80 m (30'10" x 9'2" ft)

Garage: 4.00 x 2.80 m (13'2" x 9'2" ft)

Store: 4.00 x 1.40 m (13'1" x 4'7" ft)

First Floor

Drawing Room: 6.00 x 4.59 m (19'8" x 15'1" ft)

Kitchen: 4.01 x 2.60 m (13'2" x 8'6" ft)

Dining Room: 4.01 x 3.40 m (13'2" x 11'2" ft)

Terrace: 9.40 x 2.80 m (30'10" x 9'2" ft)

Second Floor

Bedroom 2: 4.80 x 4.01 m (15'9" x 13'2" ft)

Principal Bedroom: 4.01 x 3.61 m (13'2" x 11'10" ft)

En Suite: 2.00 x 1.80 m (6'7" x 5'11" ft)

Total Internal Area: 187.2 m² (2,015 ft²)

SERVICES

Mains water, drainage, gas-fired central heating

LOCAL AUTHORITY

Oxford City Council, Council Tax Band G

ENERGY PERFORMANCE CERTIFICATE

Rated C

VIEWING ARRANGEMENTS

To arrange a viewing please contact Humberts Oxford on 01865 306 630 or email Oxford@humberts.com.

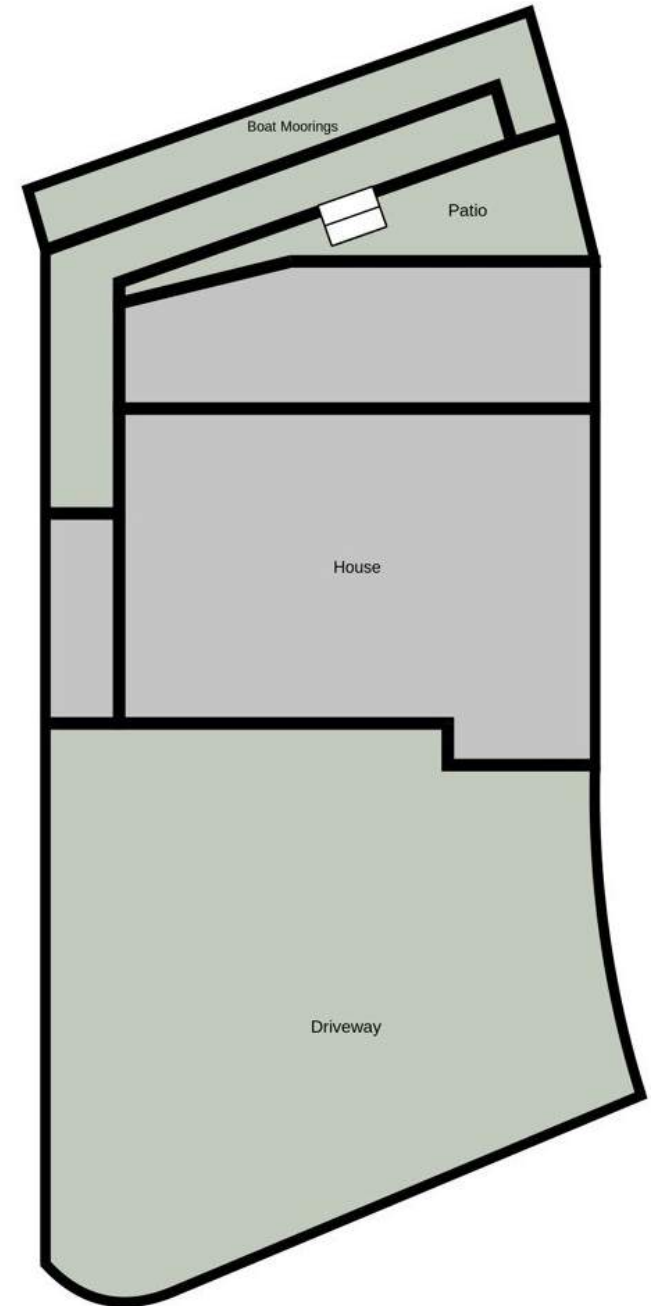
Ground Floor
88.6 sq.m. (954 sq.ft.) approx.



2nd Floor
42.8 sq.m. (461 sq.ft.) approx.



1st Floor
55.8 sq.m. (600 sq.ft.) approx.



David Harwood EPCs

TOTAL FLOOR AREA: 187.2 sq.m. (2015 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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