



Park Crescent

Carter Jonas

12 PARK CRESCENT ABINGDON OX14 1DF

5 bedrooms
3 reception rooms
Open-plan high-spec kitchen/dining room
Period features throughout
Landscaped westerly-facing garden

SITUATION AND LOCATION

The property is located within the Albert Park Conservation area in one of Abingdon's prime residential areas, with Albert Park itself located directly opposite. The house also benefits from its proximity to Abingdon School, the School of St Helen and St Katherine, The Manor Preparatory School, and Our Lady's and Carswell Primary School. Both Park Crescent and Park Road are private roads with a strictly enforced residents' parking policy. Bus stops serving Oxford are located within a few minutes' walk of this house. Abingdon offers a variety of facilities catering for everyday needs including many restaurants, cafes, supermarkets and shops. There are also many lovely walks around the town including walks along the river Thames to enjoy.

DESCRIPTION

Dating from the turn of the 20th century, this most attractive semi detached house is beautifully presented throughout and boasts spacious, well-proportioned extended accommodation arranged over three floors. The house benefits from an attractive, well-established landscaped garden to the front with off street parking. The rear garden enjoys a westerly aspect and has been beautifully landscaped with a wealth of plants, a water feature and a further off street car parking space. A thoughtfully designed Victorian style greenhouse by Country Greenhouses complements the rear garden. An Anderson Shelter is still present.

AN EXCEPTIONAL FIVE BEDROOM SEMI DETACHED HOUSE OVERLOOKING ALBERT PARK WITHIN A CONSERVATION AREA.







The elegant and spacious home retains many of its period features throughout, including fireplaces and high ceilings with cornicing. The ground floor has an inviting entrance hall with stairs leading to the first floor and the main reception rooms leading off. To the front is a spacious sitting room with a fireplace and a range of fitted bookshelves. The rear of the house has been extended in a very stylish way to provide an open plan kitchen/dining room and a covered veranda. The room has a central island unit, built in appliances from Miele, Siemens and Gaggenau and an excellent range of units by Rempp including wine storage and coffee station. There is full width glazing overlooking the garden which maximises light into the kitchen. The ground floor also has a tv/playroom. At first floor level are the principal bedroom with refitted en-suite bathroom, two further bedrooms (one of which is currently used as a fitted dressing room), and the family bathroom. A further two bedrooms occupy the second floor, one of which has a range of fitted home office furniture.

Further information
Tenure: leasehold (900 years from June 1895) £1 ground rent
All mains services are connected
Gas central heating
Albert Park Conservation Area
Local Authority: Vale of White Horse District Council

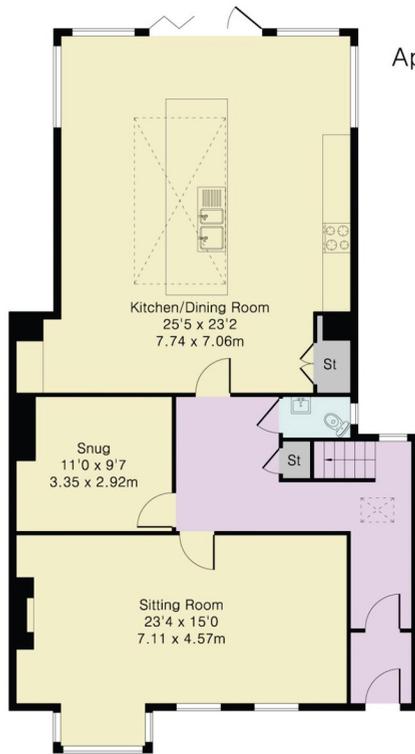
ADDITIONAL INFORMATION

Tenure Leasehold

Viewing Strictly by appointment through the sole selling agents
Carter Jonas – T: 01865 511444
oxford@carterjonas.co.uk

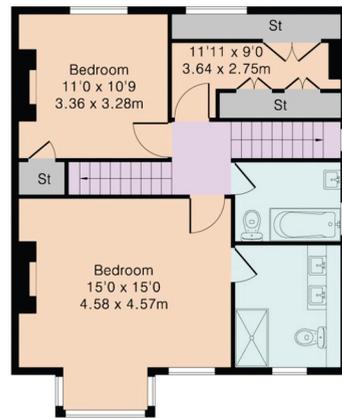




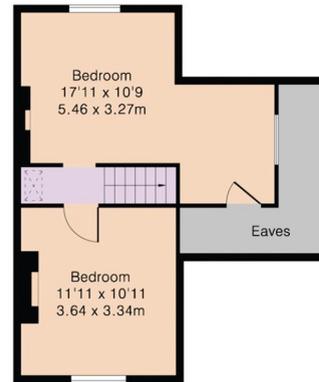


Ground Floor

Approximate Gross Internal Area 2086 sq ft – 194 sq m
 Ground Floor Area 1155 sq ft – 107 sq m
 First Floor Area 589 sq ft – 55 sq m
 Second Floor Area 342 sq ft – 32 sq m



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Carter Jonas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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