



THOMAS
MERRIFIELD
SALES LETTINGS

4 Fairlawn Wharf
Abingdon, Oxon, OX14 5ED

4 Fairlawn Wharf Off East St Helen Street, Abingdon, OX14 5ED

A unique opportunity to acquire a comprehensively improved 3 bedroom Grade II listed home with a 2 storey former boat house, direct Thames frontage and generous private mooring within the town centre.

- Gas central heating (radiators)
- Double glazing throughout
- Two bedrooms with en-suite, one with balcony
- Fabulous vaulted and beamed living / dining room
- Mezzanine third double bedroom / versatile reception
- High quality fitted and equipped kitchen
- Former boathouse with multi purpose ancillary accommodation on ground and first floors
- 17'11 Garage with storage over
- EPC Rating: E/Council Tax Band D

Abingdon on Thames is a thriving historic market town with many prominent and architecturally interesting buildings being testimony to its medieval origins. There is a healthy café and restaurant society in addition to a broad range of shopping and recreational amenities. Excellent private schools for all ages are within the vicinity, including Abingdon School for boys, St Helen and St Katharine for girls and Our Lady's Abingdon co-educational.

Just 8 miles to the south of the University City of Oxford and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. For commuters, Didcot Parkway is within 8 miles and provides a regular mainline connection to London Paddington in approximately 45 minutes.

GUIDE £800,000
FREEHOLD





THE PROPERTY

The end house of a creative conversion of a Grade II listed Thameside Wharf building pleasantly tucked away in mews style courtyard which is so tranquil as to belie its town centre location.

Formerly converted in 1976 and recently significantly further enhanced with considerable emphasis on ensuring its many original features remain centre stage.

The primary residence provides comfortably proportioned accommodation over its three floors which includes the very accessible second floor third bedroom / reception mezzanine with large double aspect Velux windows taking utmost advantage of its stunning outlook to the Thames and magnificent spire of St Helens Church.

The first floor living / dining room is a remarkable space with unrivalled river views, vaulted and beamed ceiling and conveying a lovely sense of 'wellbeing', in addition to having a separate kitchen off, and double bedroom with en-suite.

The ground floor provides a welcoming entrance hall, bathroom and master bedroom with en-suite and a sense of actually 'floating' above the river, upon stepping onto the balcony – quite stunning. There is also a utility/w.c.

Its relationship with the Thames is unique, with direct river frontage, riparian rights, and adjacent covered area with steps leading down to the river itself and an elevated deck accessed from the main bedroom balcony which provides private mooring and the most desirable views to Abingdon bridge and lightly wooded waterside footpath and meadows.

Bi-folding doors provide easy access into the ancillary accommodation within the original two storey Boat House, with generous recreational / fitness / home office space on the ground floor and stairs up to an equally versatile circa 18' 10" x 15' 1" area on the first floor, off which is a shower room incorporating a wash basin and W.C.



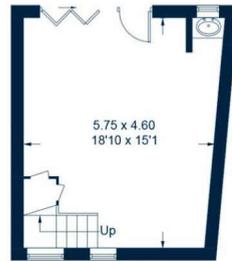
Directions

On foot from offices in Stert Street, turn left continuing with the flow of the one way traffic to St Nicholas Church and at the traffic lights just beyond proceed over the road and on into East St Helen Street continue towards St Helens Church where Fairlawn Wharf will be found on the left-hand side.

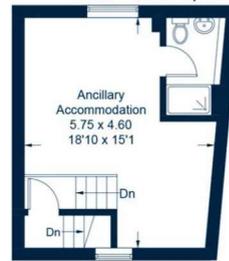




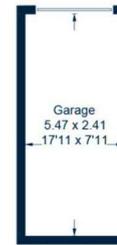
Approximate Gross Internal Area
 Ground Floor = 34.7 sq m / 374 sq ft
 First Floor = 65.8 sq m / 708 sq ft
 Room In Roof = 20.3 sq m / 218 sq ft
 Boat House - Ground Floor = 26.7 sq m / 287 sq ft
 Boat House - First Floor = 26.3 sq m / 283 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 186.9 sq m / 2,011 sq ft



Boat House - Ground Floor
 (Not Shown In Actual
 Location / Orientation)



Boat House - First Floor



(Not Shown In Actual
 Location / Orientation)

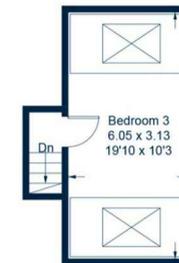
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Room In Roof

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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