



Joanne Main Road
Abingdon, Oxfordshire, OX14 4PD

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A MODERNIST RENOVATION OF EXEMPLARY STYLE & SCALE – With nearly 2500sq ft of luxuriously appointed accommodation, this four bedroom three bathroom home sits on a landscaped plot of nearly a quarter of an acre and offers the most tranquil view at the rear over rolling Oxfordshire countryside towards Wittenham clumps. Joanne has undergone the most meticulous renovation and has been the labour of love by the current owners in recent years. The end result is a truly unique home boasting top of the range finishes throughout and some grand spaces including a 35ft kitchen-diner-living room, and a stunning 15ft balcony/terrace from the master bedroom; both which perfectly capture the beautiful views to the east.

The property comprises entrance hall, playroom, family room, utility room and state of the art kitchen with integrated appliances, book match quartz work surfaces on the central island and back splash. This area seamlessly flows into the dining room and living room spaces while offering perfect inside/out living with the large bi-fold doors on to the patio area; perfect for the summer months. A floating staircase with glass balustrades leads to the first floor accommodation which offers modern family bathroom and four double bedrooms. The guest bedroom offers en-suite shower room and fitted wardrobes. Completing the first floor is a particularly stylish master suite with dressing area, en-suite with his & hers sinks, and stunning terrace/balcony. Electric gates lead on to the extensive driveway which offers double garage and car port. Finally, to the rear, there is a predominantly lawned garden with stunning views and two large entertaining areas; the rear terrace with pergola & hot tub which creates a small oasis alongside the Oxfordshire countryside. Other aspects to note include brushed brass finishing's, matt black finishing's, air source heating and underfloor heating. This large home has been designed to create the most atmospheric, bright spaces, and to be fully appreciated, must be viewed.

Appleford is a small village on the river Thames with a village church and Appleford train station. Both Didcot & Abingdon are close by (each 4 miles approximately) offering comprehensive shopping and leisure facilities as well as Didcot Parkway train station which has direct train links to Oxford city centre and London Paddington (approximately 40 minutes).





- A modernist renovation of particular style and scale.
- Four double bedrooms.
- Three high specification bathrooms with matt black and brushed brass finishes.
- Approximately quarter of an acre landscaped plot with tranquil and stunning views over Oxfordshire countryside towards Wittenham Clumps.
- Double garage, extensive driveway & car port.
- 35ft kitchen-diner-living room.
- Master suite with dressing area, en-suite, and stunning balcony/terrace.
- Family room and play room.
- Local Authority: Vale of White Horse District Council
- Council Tax Band: D
- Tenure: Freehold

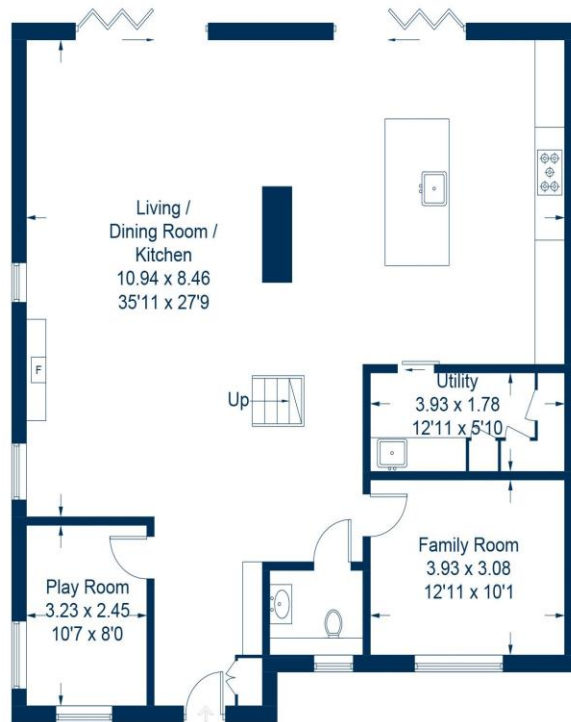
Approximate Gross Internal Area
 Ground Floor = 124.6 sq m / 1,341 sq ft
 First Floor = 89.5 sq m / 963 sq ft
 Garage (Excluding Carport) = 21.4 sq m / 230 sq ft
 Total = 235.5 sq m / 2,534 sq ft



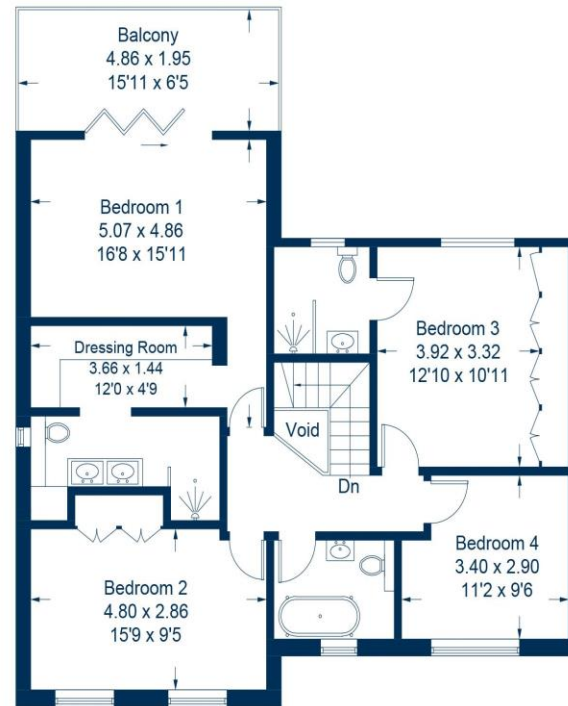
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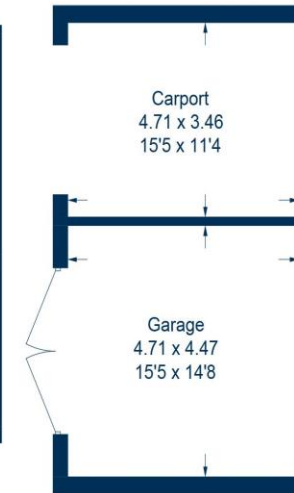
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Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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