



**Norman Avenue**  
Abingdon

**Carter Jonas**



## 32 NORMAN AVENUE ABINGDON OX14 2HJ

Large plot in desirable location  
Four bedrooms, two ensuites & family bathroom  
Kitchen/breakfast room plus two further receptions  
Detached garage & outbuilding

### DESCRIPTION

Built in 1908 and enlarged over the years, the house is centrally positioned within its grounds which extend to c.0.66 acres. It is located at the end of a private lane off one of North Abingdon's most well regarded and popular tree lined roads. The house and garage together offer an internal area of 2,765 sq. ft. (257 m2).

The accommodation has been configured so that all rooms look out over the gardens. The ground floor includes a family room, sitting room, spacious kitchen with dining area and expansive utility room. The first floor has four good sized bedrooms, two with ensuites, and a family bathroom, all of which have been stylishly updated in recent times.

Planning permission was passed in 2019 (now lapsed) for a striking, contemporary extension (reference P19/V2063/HH) to expand the existing footprint by replacing the existing single story sitting room with a two story extension, in which to reconfigure the current floorplan and create a stylish, contemporary home blending traditional architecture with stylish modernity. Carter Jonas can provide advice on resubmission of these plans.

### LOCATION

Situated about 8 miles south of Oxford on the River Thames, Abingdon is one of England's oldest market towns. With documented ancient settlements, the town boasts remnants of its rich history, including an archway from the medieval Benedictine abbey. Once a prosperous trading hub, the County Hall stands as a testament to the town's historical significance.

## A WELL LOCATED DETACHED HOUSE LOCATED OFF A PRIME NORTH ABINGDON ROAD IN A PLOT EXTENDING TO 0.66 ACRES





Today, Abingdon offers extensive amenities in its thriving market town, including the Monday market, various shops, and a Waitrose supermarket. The River Thames adds to the town's charm with its meadows, lock, and riverside walks.

Abingdon enjoys excellent communication links; the A34 connects the town to both the M4 and M40 motorways, while Didcot Parkway, located about 7.5 miles away, provides regular services to London Paddington with a journey time of approximately 45 minutes.

In addition, the town is well-served by a range of state and independent schools. State options include numerous primary schools, Fitzharrys School, Larkmead and John Mason School. Independent schools in the area include Manor Prep, Abingdon Prep, St. Helen & St. Katharine, Our Lady's, and Abingdon School.

Tenure: Freehold

EPC rating D

Council tax band G

All mains services are connected.

According to Openreach, full fibre broadband is available

According to Ofcom, mobile coverage is likely outdoor but limited indoor.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX14 2HJ





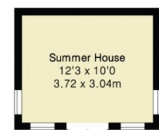
# Approximate Gross Internal Area 2765 sq ft - 257 sq m

Ground Floor Area 1304 sq ft – 122 sq m

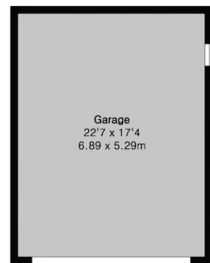
First Floor Area 947 sq ft – 88 sq m

Garage Area 392 sq ft – 36 sq m

Outbuilding Area 122 sq ft – 11 sq m



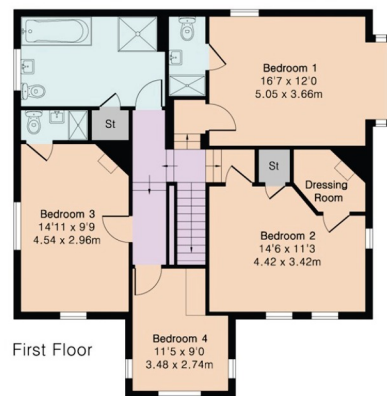
Outbuilding



Garage



Ground Floor



First 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	57	
(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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Offices throughout the UK



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