



Clevelands, Abingdon, OX14 2EQ

Guide Price £635,000 Freehold

THOMAS
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SALES LETTINGS





The Property

A beautifully presented and thoughtfully extended family home, offering spacious, modern living in a highly desirable location. Situated in the popular Cleveland development in Abingdon, the property enjoys excellent access to local amenities, highly regarded schools, and convenient transport links to Oxford and beyond.

The home features a stunning, fully refitted kitchen with sleek quartz work surfaces and high-specification integrated appliances, perfect for family life and entertaining. Solar panels enhance the property's energy efficiency, and the addition of a Solar iBoost system ensures that any excess energy generated is used to heat the hot water cylinder, helping to reduce running costs and ensuring no renewable energy goes to waste. An EV charger has also been installed, providing convenient home charging for electric vehicle owners.

The conservatory has been recently upgraded with dwarf walls and an insulated roof, creating a versatile space that can be enjoyed comfortably throughout the year while overlooking the well-maintained rear garden.



Upstairs, all four bedrooms are generously proportioned. The master suite benefits from a dedicated dressing area and a luxurious en-suite bathroom, complete with a jacuzzi bath and separate shower cubicle. A contemporary family bathroom serves the remaining bedrooms.

Outside, the property offers a double-length garage with a newly installed roller door, driveway parking for 2–3 vehicles, and a neatly maintained garden, providing an ideal setting for families and professionals alike.



Key Features

- Beautifully extended family home in a desirable Abingdon location
- Modern, fully refitted kitchen with quartz work surfaces
- Energy-efficient solar panels and EV Charger
- Recently upgraded conservatory with insulated roof and dwarf walls
- Spacious master suite with dressing area and luxurious en-suite
- Double length garage with new roller door and driveway parking for 2-3 vehicles
- Well-maintained garden, perfect for outdoor enjoyment
- EPC Rating B - Council Tax Band F





The Location

Clevelands is a highly sought-after development located just a short distance from Abingdon's historic town centre. Residents benefit from a peaceful, family-friendly environment while being within easy reach of an excellent range of shops, cafés, restaurants, and leisure facilities.

The area is well-served by a choice of highly regarded schools, including both state and independent options. Commuters are well catered for with convenient access to the A34, linking to Oxford, Milton Park, Didcot Parkway (for fast trains to London), and the wider motorway network. Regular bus services also provide easy travel into Oxford and surrounding areas.

Nearby, residents can enjoy beautiful riverside walks along the Thames, extensive green spaces, and local parks, making Clevelands an ideal location for families and professionals seeking a balanced lifestyle with town conveniences and outdoor amenities close at hand.

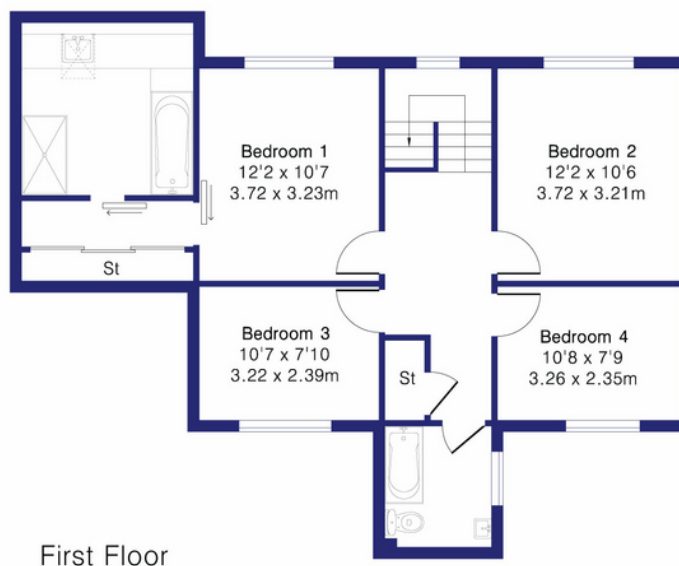
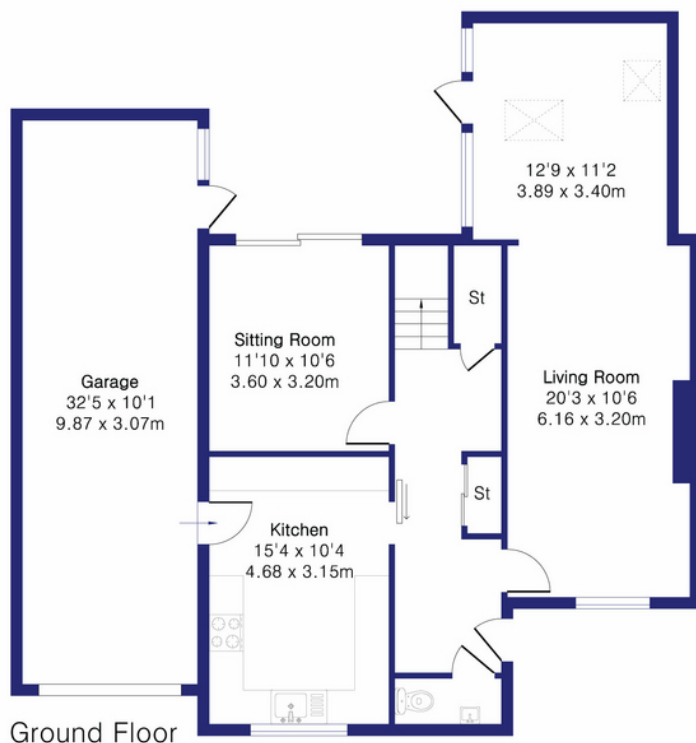
- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & tandem garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.



Approximate Gross Internal Area 1909 sq ft - 177 sq m

Ground Floor Area 1156 sq ft – 107 sq m

First Floor Area 753 sq ft – 70 sq m



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.



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