



2B Providence House Draycott Road, Abingdon, OX13 5BY

Guide Price £290,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A spacious and well-presented two-bedroom first-floor maisonette, forming one of just three in a thoughtful development in a prominent village location. The property enjoys far-reaching southerly views to the front and offers a practical layout with excellent natural light throughout.

Highlights include a 22ft-wide south-facing balcony, ideal for outdoor seating or dining, along with allocated parking and terraced garden area. The interior features a generous open-plan living space, modern kitchen, and two comfortable bedrooms, all finished in a clean, contemporary style.

Well maintained by the current owner, this home offers a low-maintenance lifestyle in a well-connected village setting.

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Air source underfloor heating.
- Parking: Allocated parking space.
- 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: None known.







## Key Features

- Spacious two-bedroom first-floor maisonette
- Expansive 22ft south-facing balcony with open views
- Bright and well-proportioned living space
- Modern kitchen and bathroom finishes
- Allocated off-street parking space
- Sought-after village location near Abingdon
- Easy access to A420, Oxford and local amenities
- EPC Rating C - Council Tax Band C

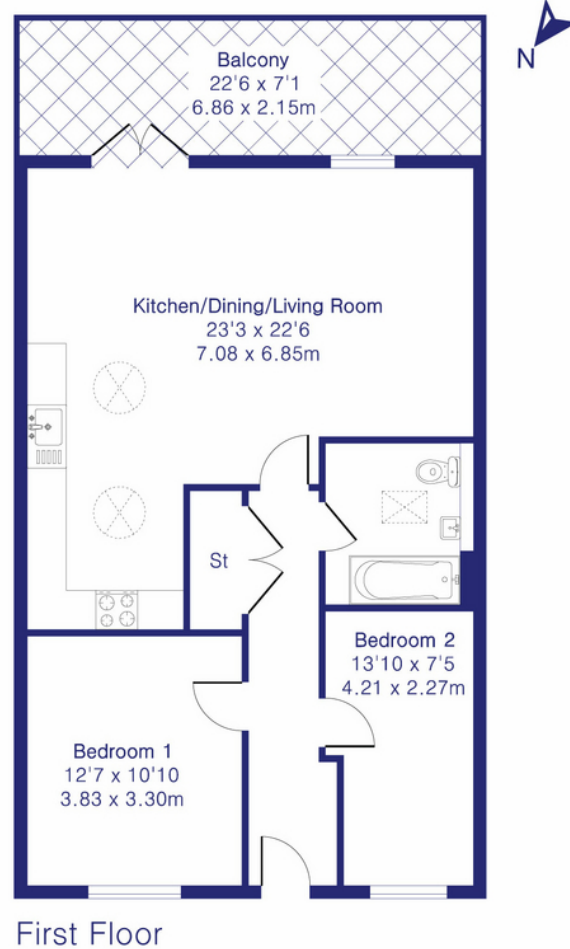
## The Location

Southmoor is a popular and well-connected village located just seven miles west of Abingdon and within easy reach of Oxford, Wantage, and Witney. It offers a strong sense of community, with a local primary school rated "Good" by Ofsted, a convenience store, village hall, pub, café, and a regular bus service linking to nearby towns.

The village is surrounded by attractive countryside and enjoys easy access to the A420, making it ideal for commuters. For those needing rail connections, Didcot Parkway and Oxford stations are both within a short drive and offer fast services to London and beyond.



**Approximate Gross Internal Area 812 sq ft - 75 sq m**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **Abingdon Office**

51 Stert Street, Abingdon  
Oxfordshire, OX14 3JF

T 01235 538000

E [abingdon@thomasmerrifield.co.uk](mailto:abingdon@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

