



Fairlawn Wharf, Abingdon, OX14 5ED



Fairlawn Wharf, East St. Helens Street, Abingdon

This spacious Grade II listed mews style home forms part of this select development of just 8 homes in the heart of the conservation area of this sought after town. There is a communal undercroft providing a covered space on the side of the Thames, it also has a garage with electric door and loft room/store above and a small garden space at the rear.

The versatile accommodation, set over 3 floors, includes 3 double bedrooms and 2 bathrooms, a spacious first floor family/dining room with kitchen/breakfast room and, on the top floor, a fabulous 28' sitting room.

All the amenities of the town are within easy, level walking distance.



Tenure - Freehold

Area of lawn with path to the front door and a side bed with shrubs and plants.

Stable door to:

Entrance Hall: Window to front, radiator, stairs to 1st floor with cupboard below, airing cupboard.

Bedroom 1: 15'6 x 11'2 Two windows to the rear, two double wardrobes, radiator.

Ensuite Shower Room: White 3-piece suite including a wide shower cubicle, tiled walls and floor, radiator and mirrored cabinets.

Bedroom 2: 14' x 10'6 Two windows to the rear, radiator, ceiling beam.

Bathroom: Fitted with a 3-piece suite, tiled walls, secondary glazed window, radiator, mirrored cabinets.





Stairs to first floor with a gallery overlooking the hallway.

Family/Dining Room: 17'1 x 14'11 Featuring a dramatic vaulted ceiling and central exposed beam. There are two windows looking out to the rear as well as a large velux window, two radiators, serving hatch.

Kitchen: 12' x 8'9 Two windows to the front, range of storage units with worktops and stainless steel sink. Inset gas hob, electric oven, extractor hood, spaces for washing machine, tumble dryer, dishwasher, fridge, and freezer. Corner pine breakfast bench, pine ceiling with vaulted ceiling, gas boiler.

Bedroom 3: 14'9 x 11'8. Window to the rear, radiator, exposed beam and part vaulted ceiling with velux window.

Stairs to Second Floor:

Sitting Room: 27'10 x 18'6 (L shaped). Scaled ceiling with velux window and a balcony overlooking the family/dining room below. Eaves cupboards and exposed beams.

Outside

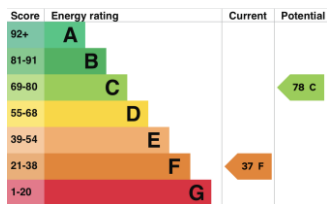
Small communal garden to the rear comprising a path with a raised gravel area.

Garage in Block: 18'4 x 8'8 Electric up and over door, loft access with a drop-down ladder to:

Loft Room: 18' x 9' (floor level) with a 9' central ceiling height and Velux window, power.

Communal Undercroft: A covered terrace with two arches and wrought iron rails directly looking onto the River Thames.





Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

