



East St Helen Street
Abingdon

Carter Jonas

25 EAST ST HELEN STREET ABINGDON OX14 5EE

City centre townhouse with private rear garden
Period features throughout
4 bedrooms & 2 bathrooms
Open plan kitchen/dining room

DESCRIPTION

This characterful townhouse boasts a fascinating history dating back to the medieval era. The apex of a dwelling from that time is still visible in the sitting room, and the stonework at the base of the well, now illuminated, adds a unique feature to the kitchen. The current house, primarily from the 17th century with Georgian additions, creates a delightful blend of historical and modern living.

The original stone-flagged hallway leads directly to the kitchen/breakfast room, which opens to the west-facing garden. A lantern roof light floods the room with natural light, highlighting the painted wooden units, central island with wood and granite worktops, Belfast sink, and Smeg gas range. A cloakroom is also located here.

The sitting room exudes charm with its large open fireplace, elm floorboards, and beams; stairs from the hall descend to the oldest part of the house, now a generous study featuring the original bread oven. A custom-built oak staircase winds from the hall to a galleried landing, leading to two bedrooms, each with cast iron fireplaces, and a family bathroom with a shower. Further stairs ascend to the main bedroom, complete with an ensuite shower room, exposed A-frame beams, wide elm floorboards, and a fireplace. The fourth bedroom, also on the second floor, can serve as a dressing room.

The private garden includes the top of an arch from earlier street settlements and features a stone terrace, a small lawn, mature shrubs, and a garden shed.

CHARMING AND HISTORIC GRADE II LISTED TOWNHOUSE LOCATED IN THE HEART OF ABINGDON, NEAR TO THE RIVER THAMES AND A STONE'S THROW FROM THE BEAUTIFUL TOWN HALL



East St Helen Street is one of the oldest and prettiest streets in England, as praised by John Betjeman, with the River Thames, offering scenic footpaths, trails, and activities, located at the southern end. Abingdon has a weekly market, monthly farmers market, and several supermarkets for everyday shopping. The town also features a leisure centre, Tilsley Park with extensive sports facilities, rugby and rowing clubs, an open-air pool, and a number of parks.

The town boasts a range of state and private schools catering for all ages and just 7 miles north, Oxford's amenities and schools are easily accessible by car or frequent bus service from the town centre. Regular rail services from Didcot Parkway connect to Paddington and Marylebone. The A34 links to the M4 and M40, providing access to the greater motorway network.

ADDITIONAL INFORMATION

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

Directions: OX14 5EE

Tenure: Freehold

All mains services are connected.

Grade II listed.

Located in the Town Centre Conservation Area.

EPC Rating: D

Council Tax Band: F

Mobile and broadband speeds can be checked at ofcom.checker.org. Mobile coverage is limited indoors on some networks.



Approximate Gross Internal Area 1721 sq ft - 160 sq m

Lower Ground Floor Area 183 sq ft - 17 sq m

Ground Floor Area 648 sq ft - 61 sq m

First Floor Area 445 sq ft - 41 sq m

Second Floor Area 445 sq ft - 41 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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IMPORTANT INFORMATION

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