



8 Fairlawn Wharf, East St. Helen Street Abingdon OX14 5ED

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## 8 Fairlawn Wharf

A stunning, mews style residence nestled in the heart of Abingdon-on-Thames, with a communal undercroft looking directly onto the Thames and wonderful views beyond. Complete with a single garage with loft room above. Substantive, characterful, highly versatile accommodation over three floors offered to the market with the security of no onward chain.

### Location




Fairlawn Wharf is a small, select development located directly off East St Helen Street, which is considered by many to be one of England's most attractive and historic streets, comprising predominantly attractive and highly individual town houses. The street is located in the heart of the thriving town centre and offers a short walk to a wide range of amenities, the historic market place/town hall and beautiful Thames-side walks. Useful distances include Oxford city centre (circa. 8.5 miles) and Didcot with its mainline railway station to London Paddington (circa. 6.6 miles).

### Directions what3words – crunch.nearly.funded

Proceed down East St Helen Street from the town centre and after some way turn left into Fairlawn Wharf where No. 8 is found on the right hand side.



- Through the stable door into a generous entrance hall leading to two double bedrooms, the master having built in wardrobes and shower en-suite
- Good size ground floor family bathroom
- To the first floor is a fitted kitchen to the front aspect, striking vaulted reception room with exposed timbers and stairs rising to the second floor
- Good size double bedroom with exposed timbers and large window with attractive views across mature gardens towards St Helens Church
- Second floor substantive and most striking open plan reception space in excess of 27' previously utilised as a snug/study and library with a part galleried landing overlooking the living room
- Externally, single garage with electric up and over door, pull down ladder to a good size space with Velux window ideal for conversion into a study/studio
- Small mature front garden , communal undercroft paved garden with direct views onto the Thames including mooring for a small rowing boat further plus low maintenance communal gardens and bin store

3		bedrooms	Council tax band	D
2		receptions	Tenure	Freehold
2		bathrooms	EPC rating	F





Striking vaulted reception room with exposed timbers and stairs rising to the second floor







Second floor substantive  
and most striking open plan  
reception space stretching  
to in excess of 27'









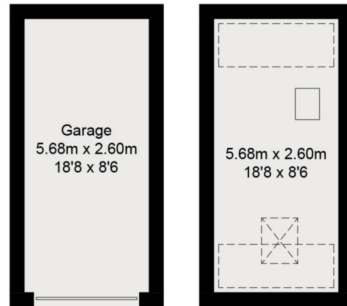






## Fairlawn Wharf, OX14

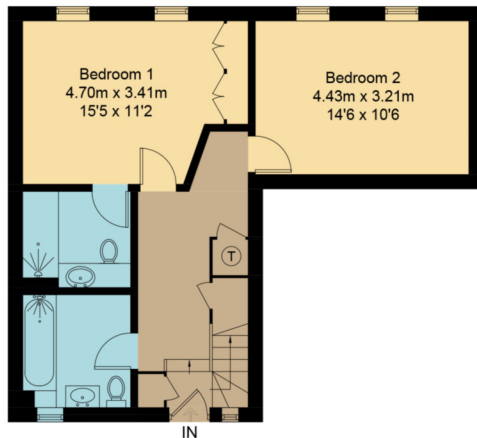
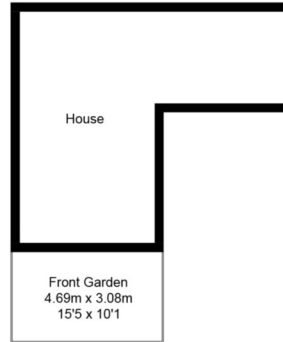
Approximate Gross Internal Area (Excluding Void) = 146.3 sq m / 1575 sq ft  
Garage = 29.8 sq m / 321 sq ft  
Total = 176.1 sq m / 1896 sq ft



Ground Floor

First Floor

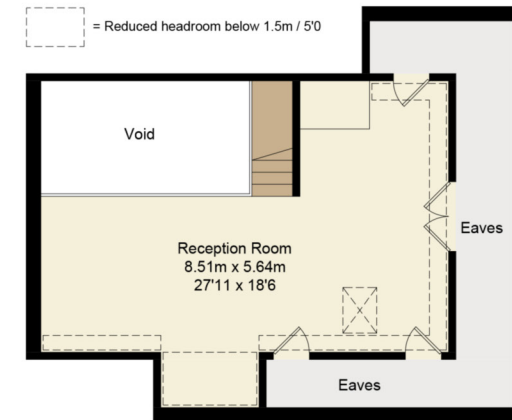
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards.  
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