



38 Baker Crescent, Radley, Abingdon, Oxfordshire, OX14 3XF

£1,595 Per Month - 9th October 2026

- Brand new 2-bedroom home in Pye Homes Church Farm development, Radley.
- Open-plan kitchen/dining area with a 4-zone induction hob, single oven, and extractor hood.
- Luxury bathrooms featuring Geberit sanitary ware, chrome fittings, and Minoli tiles.
- EPC Band A Council Tax Band D
- Never lived in, offering a pristine and modern living environment.
- Underfloor heating on the ground floor, with radiator heating upstairs.
- Parking for 2 vehicles
- Spacious living room with French doors leading to the garden.
- Energy-efficient air source heat pump central heating system.
- Prime location with excellent transport links, close to Radley train station, Abingdon, and Oxford.

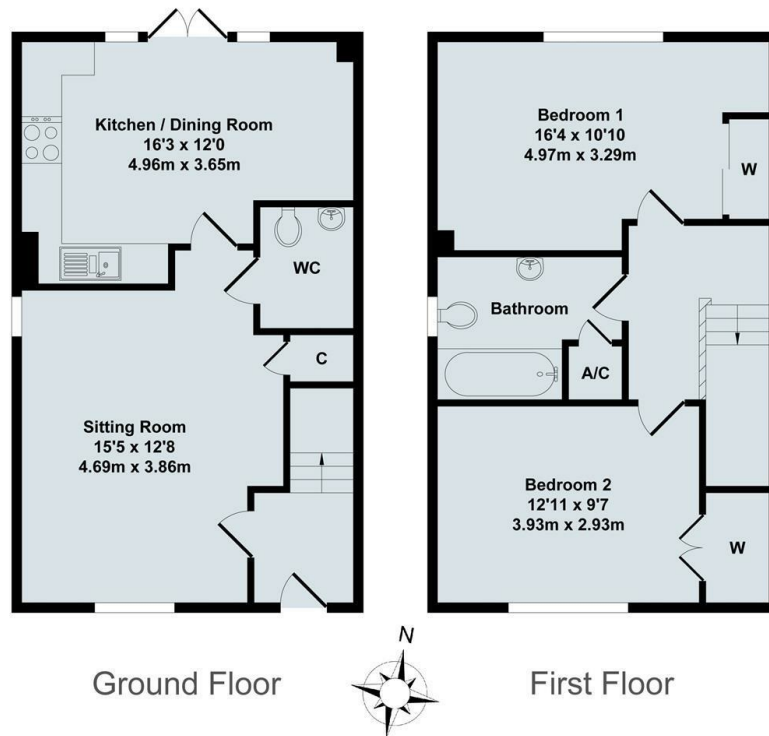
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2 Bedroom Home in Radley, Oxfordshire. This pristine, never-lived-in 2-bedroom home in the Pye Homes Church Farm development, Radley, is ideal for small families, couples, or professionals. With modern design, energy efficiency, and excellent transport links, it offers the perfect blend of comfort and convenience. **Spacious Living:** The open-plan kitchen/dining area features high-quality units, a 4-zone induction hob, single oven, extractor hood, and tiled flooring. The bright living room and French doors lead to a generous garden, perfect for relaxing or entertaining. **Modern Amenities:** The home boasts recessed LED downlighters in the kitchen and bathroom, underfloor heating on the ground floor, and radiator heating upstairs powered by an energy-efficient air source heat pump. **Energy Efficiency:** The property includes in-roof solar PV panels, an electricity smart meter, and low-energy lighting throughout, ensuring sustainability and lower energy costs. **Luxury Bathrooms:** Featuring high-quality Geberit sanitary ware, chrome fittings, heated towel rails, and Minoli wall and floor tiles, the bathrooms offer a sleek and modern finish. Full-height tiling surrounds the bath, and the main bathroom includes a thermostatic shower. **Outdoor Features:** Rear garden with paving and turf, an outside water tap, and Shed.



Council Tax Band: D





Total Approx. Floor Area 902 Sq.Ft. (83.80 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

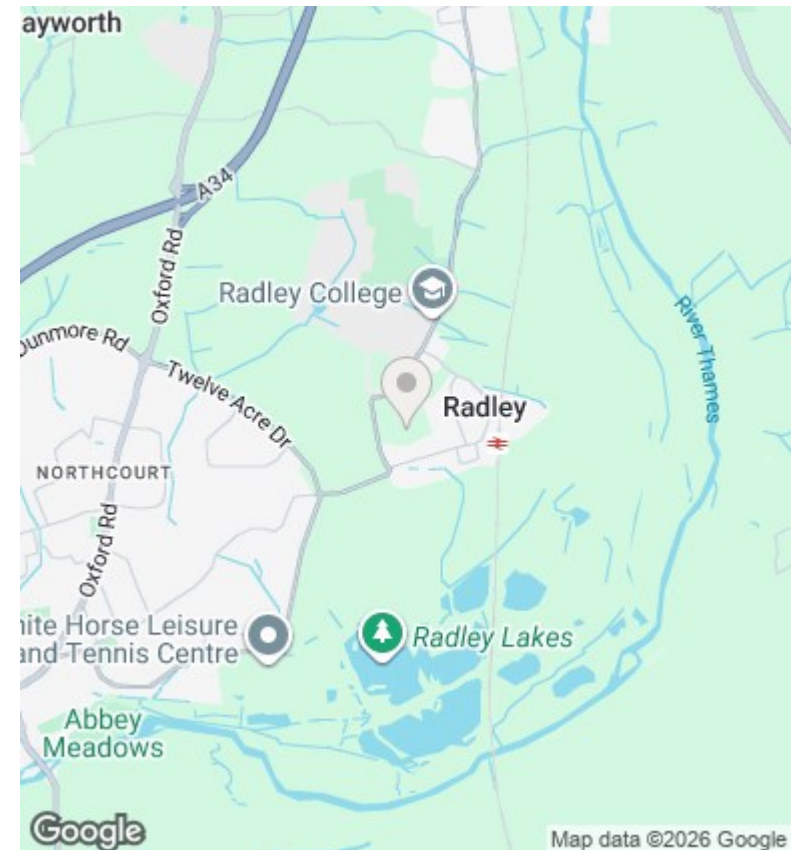
Directions

Viewings

Viewings by arrangement only. Call 01235 554950 to make an appointment.

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		