



Off Abingdon Road, Kingston Bagpuize, OX13 5AY

Guide Price £1,395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This exceptional 17th-century Grade II listed property seamlessly combines traditional charm with contemporary sophistication. Retaining period features such as exposed timber beams, inglenook fireplaces, and stone flooring, the home is complemented by stylish modern updates. The ground floor comprises a spacious kitchen/breakfast room, a welcoming drawing room, an elegant formal dining room, a versatile study and a bright garden room with a skylight that fills the space with natural light. On the first floor, the principal bedroom enjoys the luxury of an en-suite bathroom, while three additional double bedrooms, a family bathroom, and a shower room complete the accommodation. The beautifully landscaped, colourful gardens surround the property, offering a south-facing terrace ideal for outdoor dining, along with driveway parking.

Situated on a quiet no-through road, the home offers scenic views over the grounds of Kingston Bagpuize House.



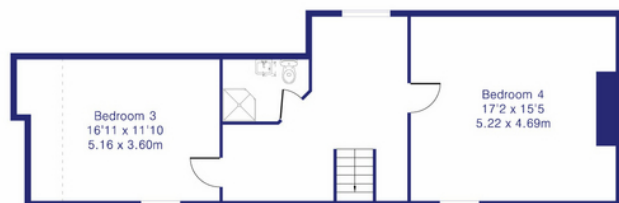


Key Features

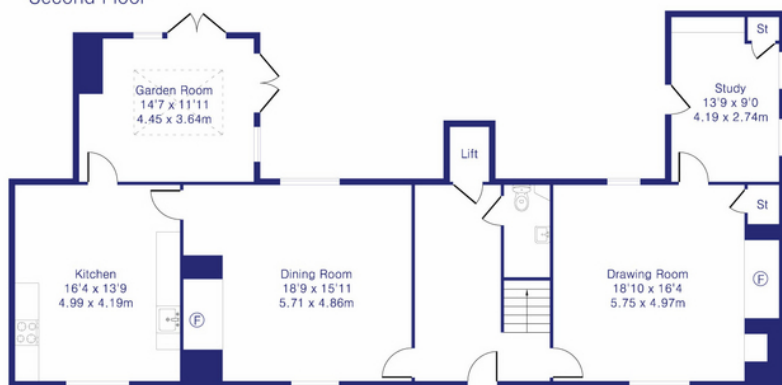
- 17th-century Grade II listed home with modern updates
- Exposed timber beams, inglenook fireplaces, and stone flooring
- Spacious kitchen/breakfast room and formal dining room
- Principal bedroom with en suite bathroom
- South-facing terrace
- Beautifully maintained, colourful gardens
- Private & quiet no-through lane with views over Kingston Bagpuize House
- EPC Rating E - Council Tax Band G

The Location

Rimes House is located in the charming village of Kingston Bagpuize, a picturesque setting offering a tranquil lifestyle while being well-connected to nearby towns. The property is within easy reach of local amenities, including shops, pubs, and highly regarded schools. Surrounded by scenic countryside, Kingston Bagpuize offers a peaceful, rural atmosphere with excellent transport links to Oxford, Abingdon, and beyond, making it an ideal location for those seeking both serenity and convenience.



Second Floor



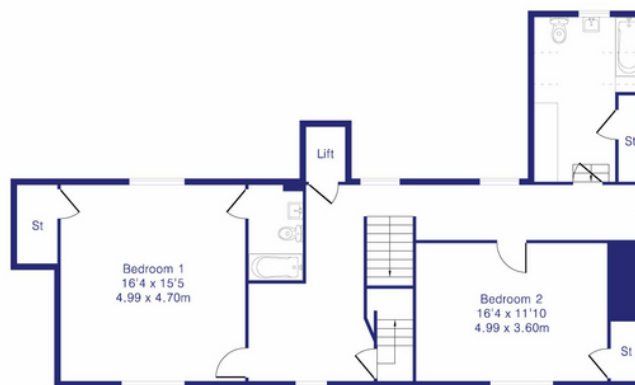
Ground Floor

Approximate Gross Internal Area 2997 sq ft - 278 sq m

Ground Floor Area 1364 sq ft – 127 sq m

First Floor Area 960 sq ft – 89 sq m

Second Floor Area 673 sq ft – 62 sq m



First Floor



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2. Any areas, measurements or distances are approximate.

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