



Beggars Lane, Abingdon, OX13 5BL
£1,250,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Beautifully appointed four double bedroom (all with en-suites) utterly bespoke detached house of considerable style and substance. Set in 0.28 acres landscaped gardens with lovely leavy backdrop. Built in natural stone and to an exacting standard approximately 6 years ago, with significant emphasis on understated elegance, imaginative contemporary design influences and sustainability. Sumptuous light and airy interior, seamless flowing 2724 square foot accommodation (excluding 303 square foot garage), with high ceilings to the ground floor and impressive vaulted ceilings to the first floor, all complimented by commensurately higher than average solid oak interior doors. The welcoming vaulted entrance hall with galleried landing conveys an immediate sense of arrival, and sets the tone for the very evident overall feeling of 'well-being'.

Additional noteworthy features include master bedroom with dressing room, en-suite and Juliet balcony, many bi-folding doors, underfloor gas heating with innovative Mechanical Heat Recovery System, high quality double glazing, tiled and carpeted flooring, excellent electrical specification, stylish white sanitary ware, burglar alarm, solar panels, recessed feature visual fireplace to the formal lounge, and a truly stunning comprehensively fitted and equipped kitchen area. The 40 foot family living space is a wonderful triple aspect environment incorporating comfortably sitting area, dining area and kitchen area, which incorporates two hide and slide ovens, plate warmer, full height fridge, full height freezer, cooking hob and ceiling extractor, wine fridge, Quooker hot/cold water tap and water softener, all housed within German manufactured intergarated units. The property is approached via electric timber gates and a resin driveway provide parking and turning for several vehicles. Detached double garage with roll over electric door.





Key Features

- Practical, contemporary and lifestyle features
- Exceptional specification throughout
- Stunning fitted kitchen with German cabinetry, premium appliances
- Underfloor gas heating with Mechanical Heat Recovery System plus solar panels for efficiency
- Feature recessed fireplace in the formal lounge.
- Electric gated entrance & resin driveway with ample parking and detached double garage.
- Contemporary design with emphasis on sustainability, style, and comfort.
- EPC Rating: C
- Council Tax: G





The Location

Beggars Lane is a no through Road comprising an eclectic range of distinctive homes, on the semi-rural outskirts of Kingston Bagpuize/Southmoor, and just to the south of the picturesque village of Longworth.

The immediate area caters extremely well for its local and wider community, with a range of shops, post office, barbers, church, junior school, bus services and wide range of recreational amenities. Oxford is approx. 12 miles, and the historic Thameside market town of Abingdon approx. 8 miles. Didcot Parkway is approx. 11 miles, proving a regular mainline connection to London Paddington in as little as 36 minutes.

For golfers, Frilford Heath Golf Club is just 3 miles, providing three 18-hole Championship courses – go on, treat yourselves...

Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating with underfloor heating.
- Parking: Private driveway & 303 square foot double garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Right of Ways/Easements: None known.
- Restrictions & Covenants: None known.
- Building Safety / Planning Issues: None known.



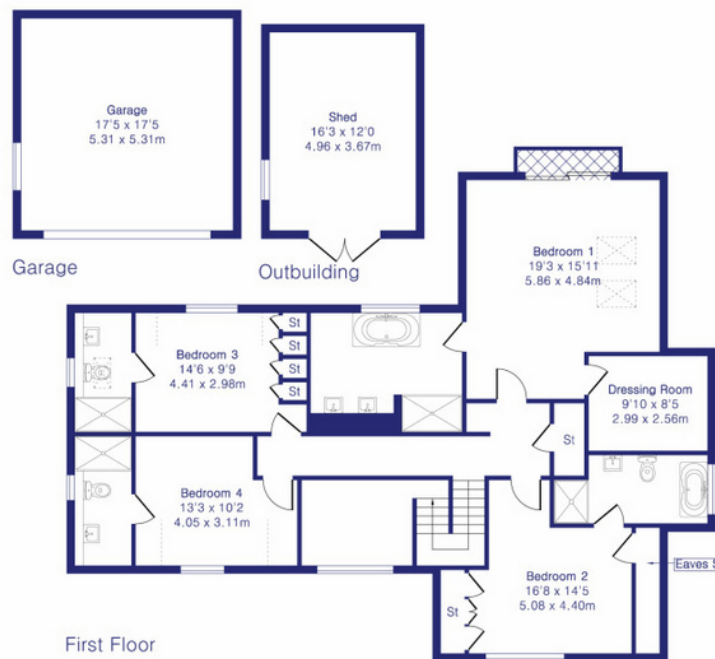
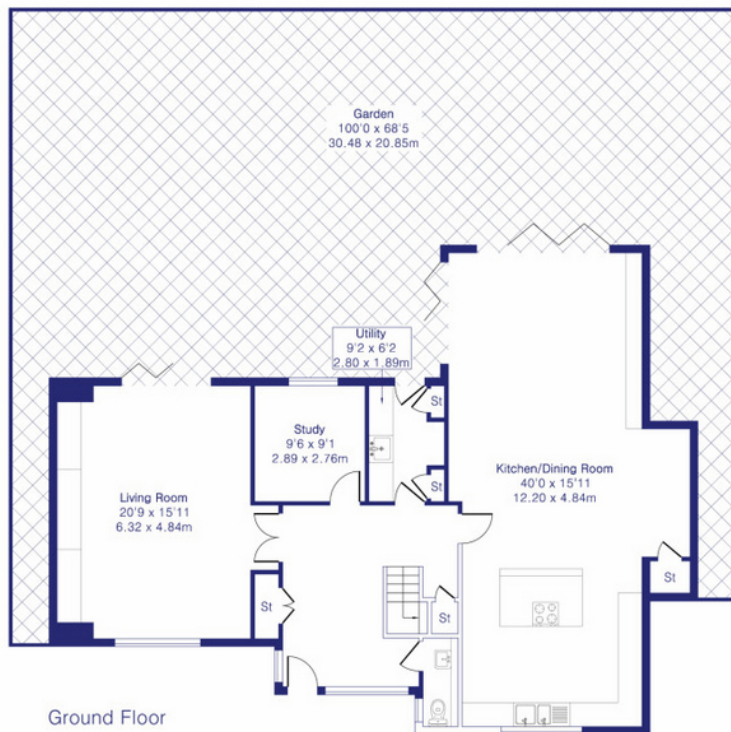
**Approximate Gross Internal Area 2724 sq ft - 253 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1396 sq ft – 130 sq m

First Floor Area 1328 sq ft – 123 sq m

Garage Area 303 sq ft – 28 sq m

Outbuilding Area 196 sq ft – 18 sq m



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