



The Stone House, Faringdon Road, Kingston Bagpuize, OX13 5AH
Guide Price £850,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

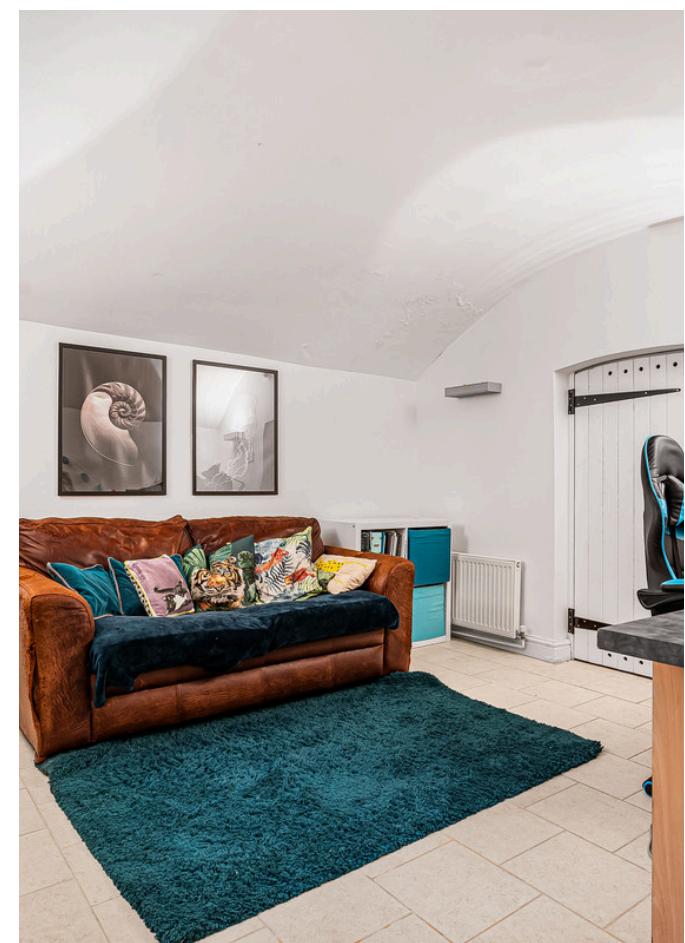


A remarkable home with early-1600s origins, once a coaching inn known as The Old George. Now a beautifully restored semi-detached period property, it features warm limestone elevations, a stone-slate roof and character throughout, including high ceilings, original windows with shutters and an impressive 25ft sitting room with a wood-burning stove.

The interior has been thoughtfully upgraded in an elegant, heritage-inspired style. The layout feels spacious and well-balanced, with an open-plan kitchen/breakfast room and cloakroom, a formal dining room, a large sitting room and a bright conservatory overlooking the gardens. A full-height cellar with underfloor heating, a window and a utility room provides excellent space for a home office or studio.

Upstairs are two en suite double bedrooms on the first floor, with a further double bedroom, single bedroom and family bathroom on the second floor, plus generous built-in storage on both landings.

Privately set behind tall hedges near the village centre, the property enjoys a sweeping driveway leading to a gravel parking area. The professionally designed gardens are a standout feature, with parterre-style hedging, espaliered fruit trees, colourful borders, raised kitchen-garden beds, lawns and multiple seating areas. Outbuildings include a workshop, potting shed and greenhouse, and a charming shepherd's hut currently used as a garden office. The greenhouse and shepherd's hut may be available by separate negotiation.



Key Features

- Beautifully restored semi-detached period property built in warm limestone with stone-slate roof
- High ceilings, original windows with shutters and impressive 25ft sitting room with wood-burning stove
- Spacious open-plan kitchen/breakfast room with cloakroom
- Two en suite double bedrooms on the first floor
- Private setting behind tall hedges close to the village centre
- Sweeping driveway leading to generous gravel parking
- EPC Rating: E
- Council Tax Band: G



The Location

Kingston Bagpuize is a popular Oxfordshire village that combines a friendly community feel with convenient local amenities, including a shop, post office, pub and village hall. Nearby Abingdon and Faringdon offer a wider range of shops, cafés and services.

The village is well connected, with easy access to Oxford, the A420 and A34, and rail links from Didcot Parkway to London and the South East. Surrounded by attractive countryside, the area offers plenty of walking and cycling routes, as well as a good choice of local schools.

Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway and ample off-road parking.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with mobile coverage from O2, Three, Vodafone & EE. Gigaclear is available
- Right of Ways/Easements: Shared access in and shared responsibility for upkeep of green space.
- Restrictions & Covenants: None known.
- Building Safety / Planning Issues: None known.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 2301 sq ft - 214 sq m (Excluding Outbuildings & Eaves)

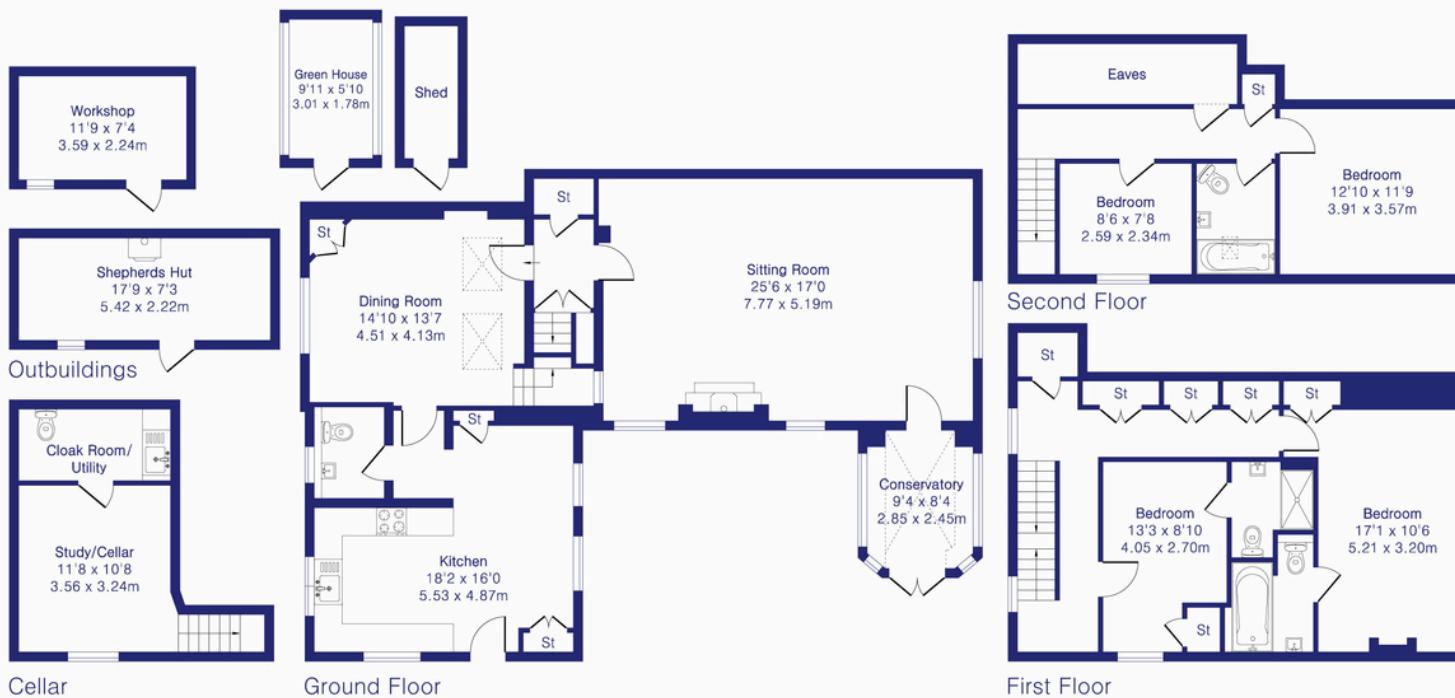
Cellar Area 199 sq ft - 19 sq m

Ground Floor Area 1124 sq ft - 104 sq m

First Floor Area 609 sq ft - 57 sq m

Second Floor Area 369 sq ft - 34 sq m

Outbuildings Area 269 sq ft - 25 sq m



 PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

THOMAS
MERRIFIELD
SALES LETTINGS

THOMAS
MERRIFIELD
SALES LETTINGS

Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk