



THOMAS
MERRIFIELD

SALES LETTINGS

Hunters Moon

Race Farm Lane, Kingston Bagpuize, Oxon, OX13 5AU

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A truly stunning property overlooking open fields and the grounds of Kingston Bagpuize House. Fusing period charm with contemporary living with a c161' Rear garden.

- Envable, discreet location
- Substantial plot
- Stunning open plan kitchen/breakfast room
- Three double bedrooms
- Versatile timber double garage
- Stunning views

Hunters Moon is set in a lovely location tucked away at the end of a private lane on the southern outskirts of the village of Kingston Bagpuize. It is located on the edge of open countryside and has far reaching views towards the Ridgeway, well placed for commuters with Oxford being reached by the A420 and Didcot station is approximately 11 miles away with a regular service into London Paddington. The village of Kingston Bagpuize has a post office, co-op supermarket and a parish church.

£575,000
FREEHOLD





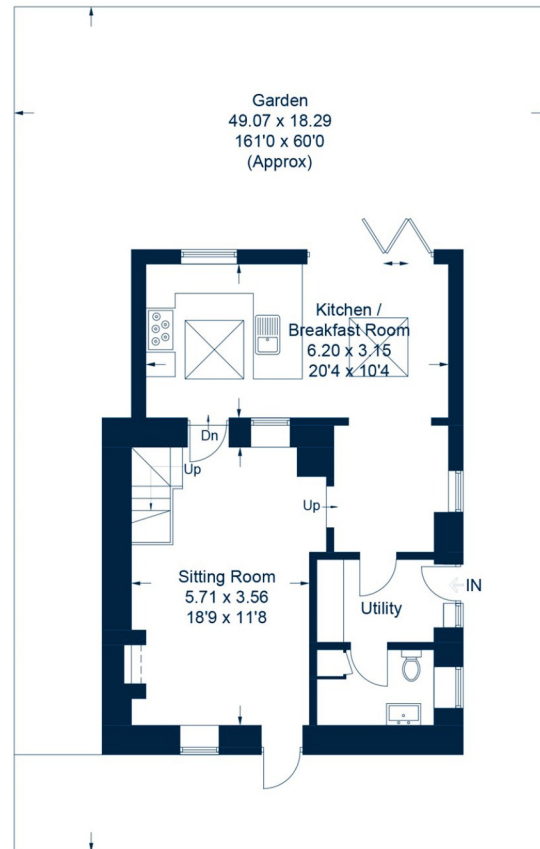
THE PROPERTY

Tucked away in a most pleasant semi-rural location, Hunters Moon offers the epitome of Oxfordshire countryside living. Approached by a gravelled driveway leading to the detached double garage, with mature well-tended front gardens. The ground floor accommodation comprises of a utility area with tiled floor and a spacious WC with a tiled floor. A study area leads through to the impressive kitchen extension, the contemporary fitted kitchen with bi-folding doors to the garden and two sky lights create a wonderfully light living space, undoubtedly the heart of the home. A step down takes you into the sitting room, full of warmth and character, with exposed beams, original flagstones on the floor and attractive red brick fireplace with wood burner inset. A stable door opens onto the front garden. To the first floor are two double bedrooms and the family bathroom. A useful lobby and staircase lead to the second floor which accommodates the master bedroom, enjoying super views over open countryside to the rear aspect.

Externally the double garage offers huge versatility, with potential to convert into an annex if desired. The sizeable and wonderfully private rear garden backs onto open fields, lovingly maintained with a vegetable patch, stone walled sunken patio and attractive garden outbuilding. A rare opportunity to live in such a beautiful and tranquil setting.



Approximate Gross Internal Area
 Ground Floor = 60.7 sq m / 653 sq ft
 First Floor = 36.4 sq m / 392 sq ft
 Second Floor = 23.9 sq m / 257 sq ft
 Double Garage = 32.3 sq m / 348 sq ft
 Total = 153.3 sq m / 1,650 sq ft



Ground Floor

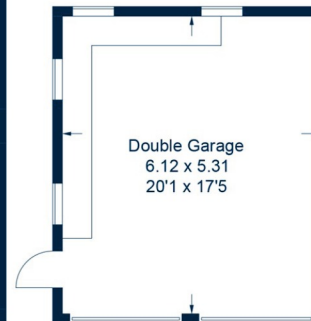


Second Floor



First Floor

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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