



THOMAS
MERRIFIELD
SALES LETTINGS

Kingfisher Cottage
Toot Baldon, Oxford, OX44 9NG

Kingfisher Cottage Toot Baldon, Oxford, OX44 9NE

A beautifully appointed detached, thatched four bedroom family home occupying a prime location with outstanding views from its elevated position.

- Character family home
- Double aspect sitting room
- Well appointed kitchen/dining room with vaulted ceiling
- Office, utility and cloakroom
- Master bedroom suite
- Three further double bedrooms
- Independent home office space/5th bedroom
- Triple garage
- c. 1 acre gardens
- EPC Rating: B

Completed in 2022 and sitting in just under one acre of gardens Kingfisher Cottage is a well balanced home providing versatile accommodation across three floors and supplementary rooms above the adjacent garage. Constructed of stone with some rendered and timber elevations the property affords the modern conveniences of today's lifestyle with the character of a period home. The large entrance hall immediately welcomes you in and has double doors leading into the light double aspect sitting room with a brick hearth and log burning stove. Also of note is the open plan kitchen/dining room with vaulted ceiling and its comprehensive range of units, integrated appliances, silestone worksurfaces and access to both front & rear gardens from bi-fold doors.

Guide Price £2,300,000





The ground floor also has a utility room, cloakroom and office with vaulted ceiling and doors to the garden. Across the first floor are three double bedrooms each with built in wardrobes, and one having an en-suite shower room. There is also the family bathroom with both a bath and large walk in shower. The first floor landing also houses a warming log burning stove and there is a staircase to the master bedroom with its outstanding views, built in wardrobes and en-suite bath/shower room.

The property is approached via a gravel drive providing off street parking for numerous vehicles. There is a detached triple garage with polished concrete floor and under floor heating, above which there is ancillary accommodation to the main house of a fifth bedroom, living area and shower room. This makes a perfect independent home office space.

The home sits in 0.925 acres enclosed with laurel hedging and predominately laid to lawn with patio areas for entertaining. There are outstanding rural views across open countryside and towards Oxford City.

Toot Baldon is a charming Oxfordshire village set within a conservation area and conveniently located with excellent communications. The B480 accesses Oxford via the ring road, which is approximately 4.3 miles distance. Junction 8 of the M40 at Wheatley leads to both London and the Midlands. For rail access to both Paddington & Marylebone there is Oxford Parkway and Haddenham & Thame Parkway.

The village has a highly regarded pub, The Mole and there is also the Seven Stars at nearby Marsh Baldon with who it also shares the cricket club. From the property there are numerous footpaths and bridleways for walks and cycling.

Nearby Oxford City has a wealth of amenities including shopping with both High Street stores and niche boutiques. Entertainment and cultural venues, cinemas, theatres, museums and galleries plus a range of restaurants and cafes to suit most tastes.



Directions

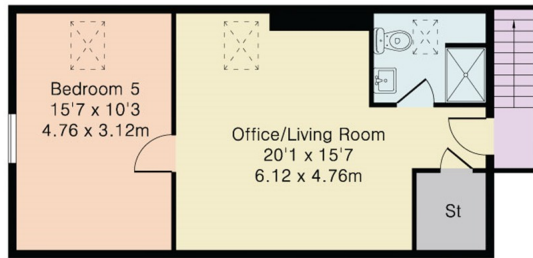
Coming out of Oxford via the B480 continue for approximately 2 miles. Turn right proceed up the hill where the property can be found on the right as you enter the village.

From the B4074 at Nuneham Courtenay proceed through Marsh Baldon and on into Toot Baldon. Passing the Mole Inn on the right continue on for a further quarter of a mile where the property can be found on the left leaving the village.

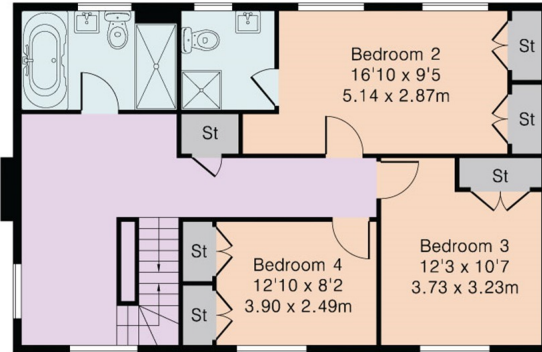




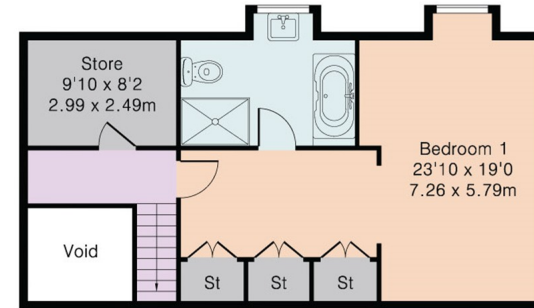
Approximate Gross Internal Area 3875 sq ft – 360 sq m
 Ground Floor Area 1460 sq ft – 136 sq m
 First Floor Area 756 sq ft – 70 sq m
 Second Floor Area 551 sq ft – 51 sq m
 Garage Ground Floor Area 625 sq ft – 58 sq m
 Garage First Floor Area 483 sq ft – 45 sq m



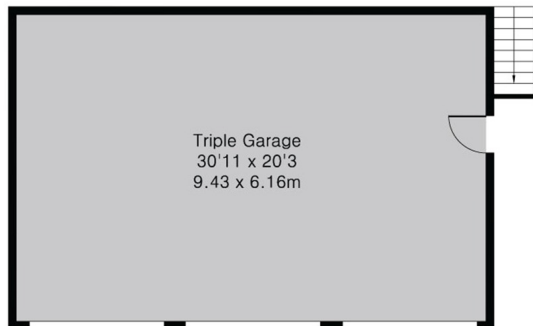
Garage First Floor



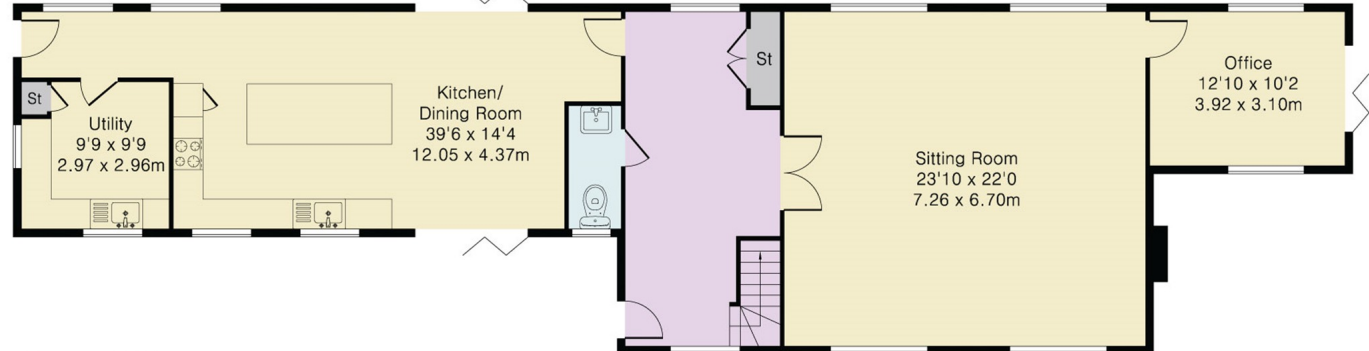
First Floor



Second Floor



Garage Ground Floor



Ground Floor



SALES LETTINGS

HOLYFIELD HOUSE, 1 WALTON WELL ROAD,
 OXFORD, OX2 6ED

t. 01865 515000
 e. oxford@thomasmerrifield.co.uk
 w. thomasmerrifield.co.uk

IMPORTANT NOTICE Thomas Merrifield, their clients and any joint agents 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 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.