

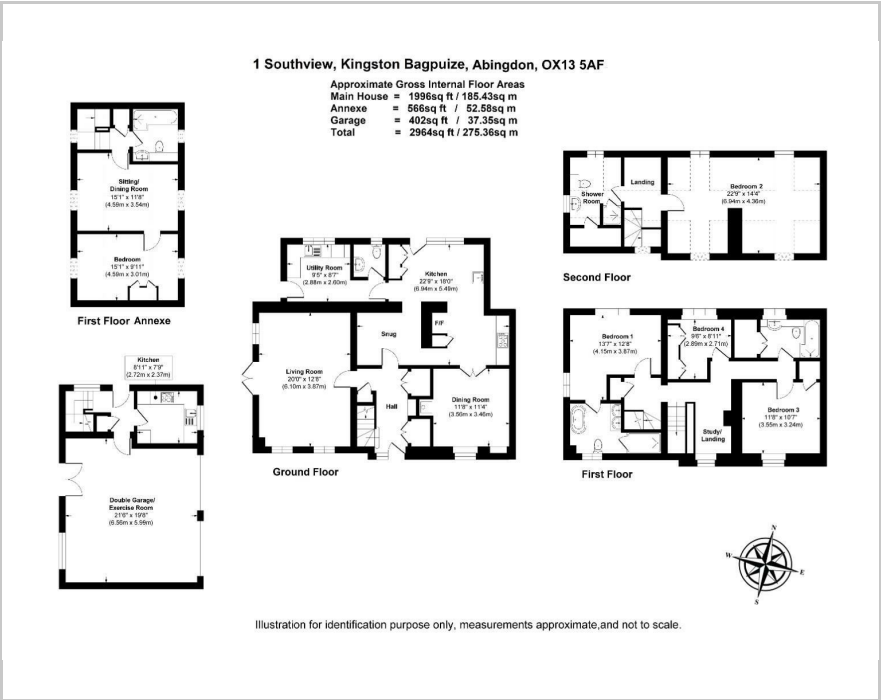


1 Southview, Kingston Bagpuize, OX13 5AF

Guide Price £845,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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This former farm worker's cottage has been lovingly and tastefully transformed into the most beautiful family home with natural light, style and pleasing proportions at every turn. The accommodation in the main house extends to almost 2,000sq ft gross internal together with a self contained annexe of a further 566sq ft and a double garage. The whole plot amounts to approximately 0.23 of an acre with very private gardens to the rear and ample parking to the front.

Accommodation

- TASTEFUL ACCOMMODATION OF CHARM WITH SEPARATE ANNEXE - Total c. 2,500sq ft
- 4 Bedrooms, 3 Bathrooms, 3 Reception Rooms in the Main House
- Separate 1 Bed Annexe with fitted kitchen, bathroom and sitting room
- Double Garage and ample additional driveway parking
- Set in circa 0.23 Acre with pretty gardens and young orchard
- A delightful home filled with natural light
- Hand made bespoke fitted kitchen
- Lettable Annexe with great income potential
- A simply fabulous home
- Lively & Popular Village with Primary School, Pub, 3 shops, Antiques Emporium, Cafe +++

DIRECTIONS: Approaching Kingston Bagpuize from Oxford on the A420, turn left at the roundabout junction between the A420 and the A415, turn left onto the A415 sign posted to Abingdon and then at the mini-roundabout turn right onto Faringdon Road. After about 380 metres, after passing the red post box on your left, turn right onto an unmarked lane opposite the bus stop and shelter on your left. The property will be found at the end of the lane on



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	