



Rivendell Faringdon Road Kingston Bagpuize OX13 5AH

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# Rivendell

**Substantial 2200 sq ft detached family home offering very flexible and fully modernised accommodation over two floors, including potential annexe facilities, well situated in a desirable non-estate village location, complemented by detached garage and attractive southerly facing rear gardens.**

## Location




Rivendell is well-situated within this small, select development located towards the edge of this very popular village. There is easy pedestrian access to the village's wide range of amenities including two general stores, post office, church, primary school and public house. There is an excellent bus service to Abingdon and the city of Oxford. Kingston Bagpuize is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles), Witney (circa. 9 miles) and Oxford City (circa. 10 miles). The nearby A420 provides a quick route onto the M4 at Junction 13 to Newbury.

## Directions what3words – lion.blindfold.choppers

Leave Abingdon using the A415 Marcham Road. Proceed through Marcham and at the crossroads turn right and then immediately left to get onto the A415. On entering Kingston Bagpuize, turn left at the mini-roundabout onto the Faringdon Road. The entrance to Rivendell is found a short way down on the left hand side, clearly indicated by the 'For Sale' board.



- Large and inviting entrance hall leading to ground floor cloakroom, separate dining room and impressive double aspect sitting room with attractive York stone fireplace with inset log burning stove and double doors leading to rear gardens
- Good size and very light and airy kitchen/breakfast room offering an excellent selection of refitted floor and wall units complemented by many integrated electrical appliances and part vaulted ceiling.
- Delightful double aspect study featuring high ceiling and two large and very flexible alternative reception rooms/ground floor bedrooms, which can also be easily converted to provide independent annexe facilities.
- First floor double aspect main bedroom featuring an extensive selection of fitted Hammonds bedroom furniture and refitted en-suite bathroom with contemporary white suite.
- Three further spacious bedrooms and refitted family bathroom with contemporary white suite.
- Front gardens providing hard standing parking facilities for several vehicles leading to detached garage with boarded eaves over and light and power.
- Attractive rear and side southerly facing mature rear gardens including lawn, well stocked flower and shrub borders and garden store - the whole enclosed by trees, shrubbery and fencing, affording good degrees of privacy.

4		bedrooms	Council tax band	G
5		receptions	Tenure	Freehold
2		bathrooms	EPC rating	C

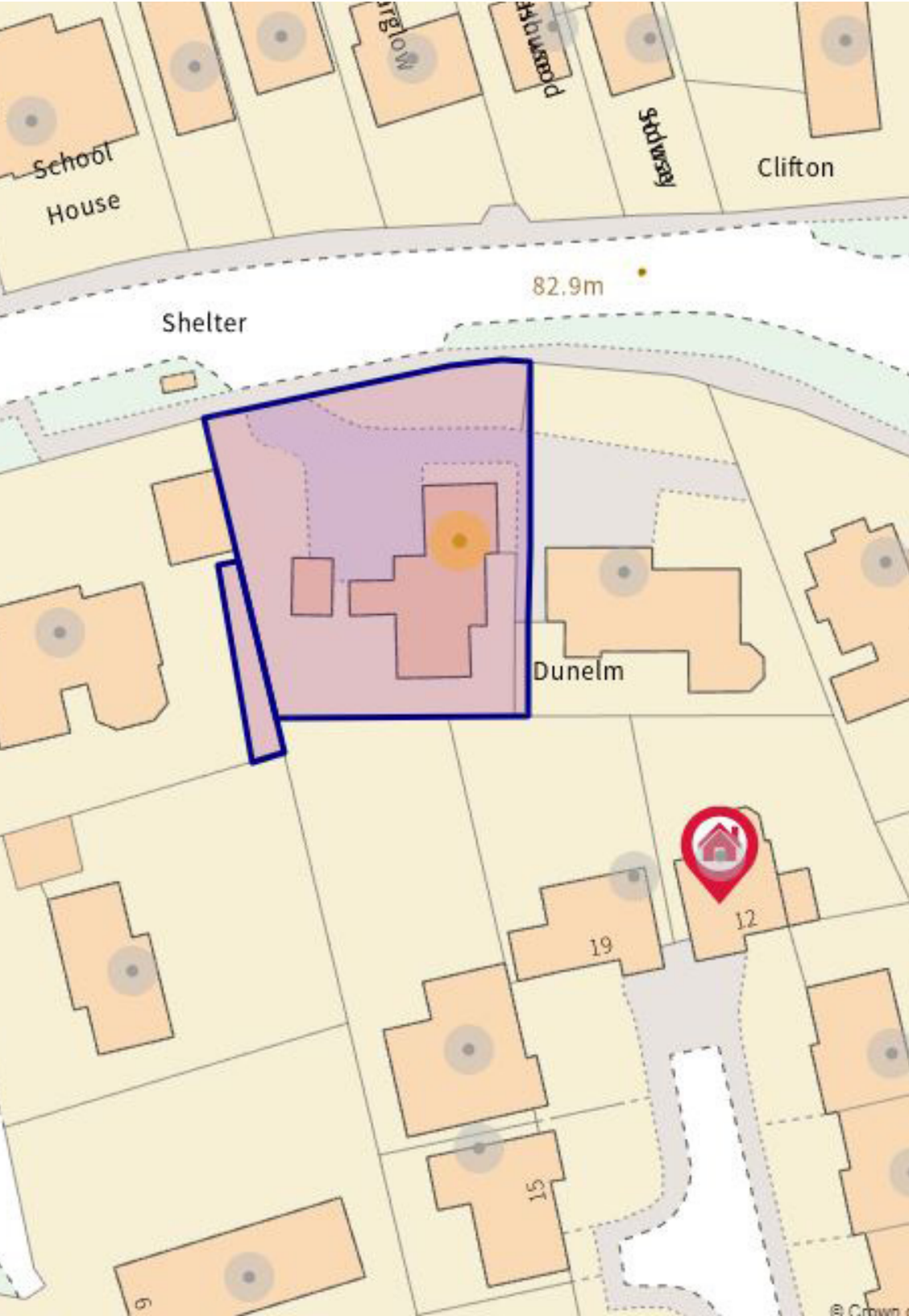


Very light and airy kitchen/breakfast room offering an excellent selection of refitted floor and wall units complemented by many integrated electrical appliances



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## Rivendell, OX13

Approximate Gross Internal Area = 209.3 sq m / 2253 sq ft

Garage = 17.8 sq m / 192 sq ft

Total = 227.1 sq m / 2445 sq ft

Garden / Driveway Area = 552.7 sq m / 5949 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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