



Faringdon Road, Kingston Bagpuize, OX13 5AG

Guide Price £450,000 Freehold

THOMAS
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SALES LETTINGS





The Property

The entrance hall leads into a warm and inviting sitting room, featuring exposed ceiling timbers and a characterful brick fireplace with an inset log burner. To the rear is a spacious open-plan kitchen and dining area, with exposed beams and wood-effect flooring. The contemporary kitchen is fitted with deep navy cabinetry, quartz worktops and integrated appliances, while the dining area benefits from built-in storage and French doors opening onto the rear patio.

The first-floor landing leads to two well-proportioned double bedrooms and the family bathroom. The front bedroom retains its period charm with a cast-iron Victorian fireplace and built-in storage, while the rear bedroom benefits from fitted wardrobes. The modern family bathroom is fitted with a bath and overhead shower.

The top floor provides a bright principal double bedroom, with natural light from overhead roof windows, built-in storage and useful eaves access. A separate modern shower room completes the accommodation.

The property enjoys a substantial, fully enclosed front garden, predominantly laid to lawn and bordered by timber fencing and mature greenery. To the rear is a private, paved patio garden providing a low-maintenance space for outdoor dining and entertaining. Off-street parking is provided by a gravelled driveway with space for multiple vehicles, leading to a detached single garage and further parking.





Key Features

- Popular village location
- Spacious period accommodation
- Three double bedrooms
- Open-plan kitchen/dining room
- Character sitting room with log burner
- Two bathrooms
- Private gardens
- Garage and ample off-street parking
- EPC Rating D - Council Tax Band E



The Location

Craven Villas is situated on Faringdon Road in the popular village of Kingston Bagpuize, which offers a good range of everyday amenities including a Co-op, village shops, public houses, primary school and community facilities.

The village is surrounded by attractive Oxfordshire countryside and is well positioned for access to the A420 and A415, providing convenient road links to Oxford, Abingdon, Faringdon and Swindon.

Oxford is approximately 10 miles away, with Abingdon and Faringdon also readily accessible. Regular bus services provide further connections towards Oxford and Swindon.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos.



Approximate Gross Internal Area 1196 sq ft - 111 sq m

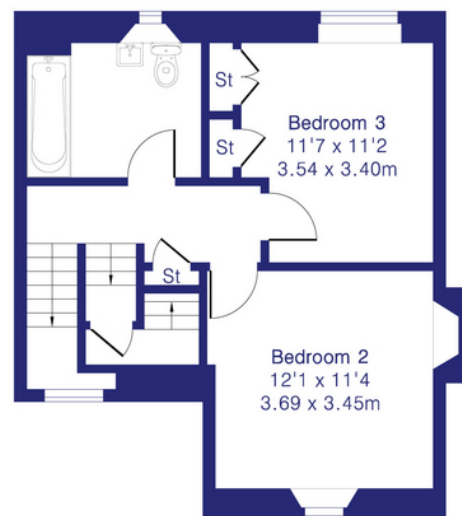
Ground Floor Area 492 sq ft – 46 sq m

First Floor Area 442 sq ft – 41 sq m

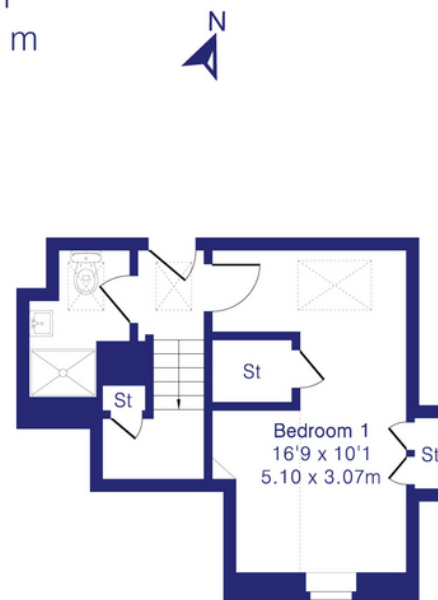
Second Floor Area 262 sq ft – 24 sq m



Ground Floor



First Floor



Second Floor



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.



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