



Poppy Close, Kingston Bagpuize, OX13 5FS

Offers In Excess Of £900,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Upon entering, an elegant hall with Karndean flooring leads to a study, a formal dining room, and a bright sitting room featuring front-facing windows and glazed doors. The heart of the home is the impressive kitchen/family room, fully equipped with high-end integrated appliances, a 6-ring gas hob, and a breakfast bar. This space connects seamlessly to the garden via French doors, while a separate utility room handles laundry needs.

The first floor centers around an open landing with access to a rear balcony. The luxurious master suite enjoys its own balcony access, a private dressing room, and a four-piece en-suite. Two further well-appointed bedrooms on this level benefit from fitted wardrobes and a shared Jack & Jill bathroom.

The second floor offers fantastic versatility, housing a large guest bedroom with an en-suite and a fifth bedroom perfect for a nursery or home office. Outside, the property boasts a large driveway accommodating six vehicles, a double garage with loft storage, and private gardens that are not overlooked, ensuring a perfect blend of space and privacy.





Key Features

- Five-Bedroom Detached Home: Substantial residence set across three spacious floors.
- Sought-After Development: Prime location in a desirable David Wilson village community.
- Modern Family Kitchen: High-spec appliances with a breakfast bar and garden access.
- Expansive Parking: Rare driveway for six vehicles plus a double garage with storage.
- Luxury Master Suite: Features a private dressing room, en-suite, and rear balcony.
- Flexible Living: Includes a home study and a Jack & Jill bathroom for versatility.
- Extra Storage: Cleverly integrated storage in the utility, W/C, and garage loft.
- Top Education: Walking distance to the primary school and easy access to Abingdon.
- EPC Rating B - Council Tax Band G



The Location

Poppy Close offers a tranquil village lifestyle perfectly tailored for growing families. Kingston Bagpuize is a thriving community where essentials like the local Co-op and the family-friendly Waggon & Horses pub are just a stroll away. For weekend fun, the famous Millets Farm Centre is on your doorstep, featuring a farm shop and the popular Sprouts Play Barn.

Education is a standout feature, with the highly-regarded John Blandy Primary School in the village and easy access to prestigious schools in Abingdon and Oxford. Surrounded by the "Golden Ridge" landscape, the area is ideal for family walks and cycling.

For parents, commuting is effortless via the A420 and A415, providing direct links to Oxford and Swindon. The frequent S6 Gold bus offers a reliable alternative for city access. Poppy Close truly balances a safe, community-focused environment with excellent modern connectivity.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & double garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.



Approximate Gross Internal Area 2786 sq ft - 258 sq m

Ground Floor Area 1129 sq ft – 105 sq m

First Floor Area 963 sq ft – 89 sq m

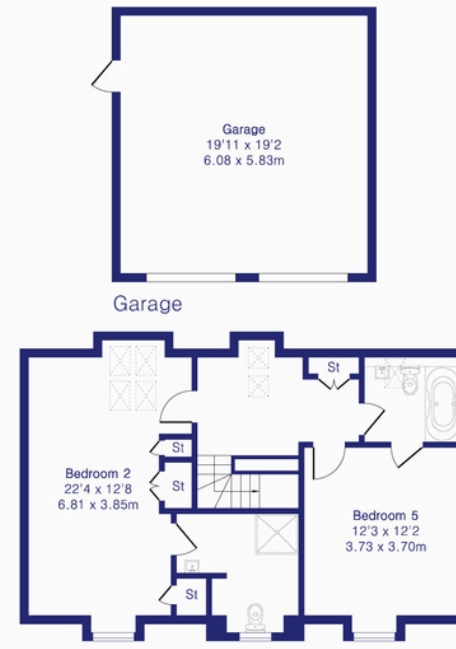
Second Floor Area 694 sq ft – 64 sq m

Garage Area 382 sq ft – 35 sq m



Ground Floor

First Floor



Second Floor

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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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