



11 Oxford Road, Kingston Bagpuize, OX13 5FZ

Guide Price £390,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offering just under 1,000 sq ft of well-presented accommodation, the property benefits from a generous rear garden, two allocated parking spaces, recently updated kitchen and bathrooms, and is offered to the market end of chain.

The ground floor features a welcoming entrance hall with a convenient cloakroom/WC, a spacious dual-aspect living room with patio doors opening onto the rear garden, and a newly fitted kitchen adjoining a separate dining room. A practical utility room completes the ground floor accommodation.

Upstairs, the principal bedroom benefits from built-in wardrobes and an en-suite shower room. Two further well-proportioned bedrooms are served by a newly fitted family bathroom. Accessed from the landing, the loft provides additional storage space.

The impressive rear garden provides a high degree of privacy and includes both patio and lawned areas, together with a garden shed offering useful storage space. Externally, the property enjoys two allocated parking spaces located in a residents' parking area to the end of the terrace.

Surrounded by attractive Oxfordshire countryside, the area also offers a variety of walking and cycling routes, making it an appealing location for families, professionals and those seeking village living with excellent connectivity.





Key Features

- End of chain
- Allocated parking
- Large private garden
- Extension potential
- Dual aspect lounge
- En-suite from master bedroom
- Ample storage throughout
- Utility room
- Cloakroom

The Location

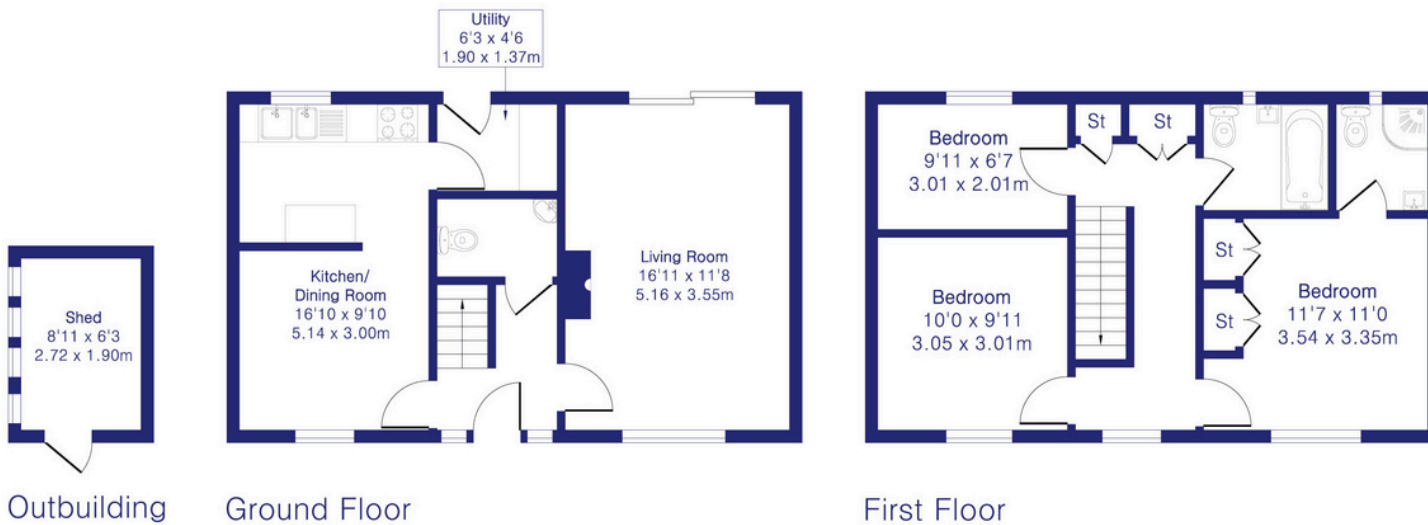
Kingston Bagpuize is a popular and well-connected Oxfordshire village, ideally positioned between Oxford and Faringdon, offering an excellent balance of rural charm and everyday convenience. The village benefits from a range of local amenities including a convenience store, public house, café, primary school, while more extensive shopping and leisure facilities can be found in nearby Abingdon and Oxford. Oxford Road is conveniently situated within the village, providing easy access to local amenities and regular bus services to Oxford, Abingdon and surrounding areas. For commuters, the A420 is just moments away, offering direct routes to Oxford, Swindon and the wider motorway network. Rail services are available from nearby Didcot Parkway.

**Approximate Gross Internal Area 968 sq ft - 90 sq m
(Excluding Outbuilding)**

Ground Floor Area 484 sq ft – 45 sq m

First Floor Area 484 sq ft – 45 sq m

Outbuilding Area 56 sq ft – 5 sq m



Outbuilding

Ground Floor

First Floor

Thomas Merrifield and their clients 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 any 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.



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.



Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

