

Main Road, Fyfield, OX13 5LN

Guide Price £350,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Dating back to 1874, this charming period cottage blends character features with thoughtfully updated accommodation. The welcoming sitting room centres around an attractive fireplace with a log-burning stove, complemented by fitted shelving within the chimney recesses and useful under-stairs storage. To the rear, the kitchen/dining room was extended in 2005 to create a bright and sociable space, featuring engineered oak flooring, a range of fitted units, an integrated fridge-freezer, plumbing for both a washing machine and dishwasher, and a range cooker with LPG gas hob. French doors open directly onto the rear garden, providing an excellent connection between the indoor and outdoor living spaces.

The first floor offers two well-proportioned bedrooms, both retaining period fireplaces that enhance the cottage's character. The principal bedroom also benefits from fitted wardrobes, while the family bathroom is fitted with a bath and shower over, heated towel rail, and an airing cupboard housing a recently installed Worcester Bosch combination boiler. A pull-down ladder provides access to a boarded loft, offering useful additional storage. Most of the property's windows have also been replaced in recent years.

The private rear garden is a particular feature of the property, offering a peaceful and well-established outdoor space. A paved terrace adjoins the kitchen, ideal for outdoor dining and entertaining, while the remainder is laid mainly to lawn with mature trees, shrubs and well-stocked borders. To the rear of the garden is a useful outbuilding with power and lighting, making it ideal as a workshop, hobby room or additional storage.







Key Features

- Charming period cottage dating back to 1874
- Extended kitchen/dining room with French doors to the garden
- Cosy sitting room with log-burning stove and character features
- Two double bedrooms with original period fireplaces
- Private, mature rear garden with patio and lawn
- Powered garden outbuilding ideal as a workshop or storage
- Recently upgraded Worcester Bosch combination boiler
- Sought-after village location with excellent access to Abingdon and Oxford
- EPC Rating E - Council Tax Band C







The Location

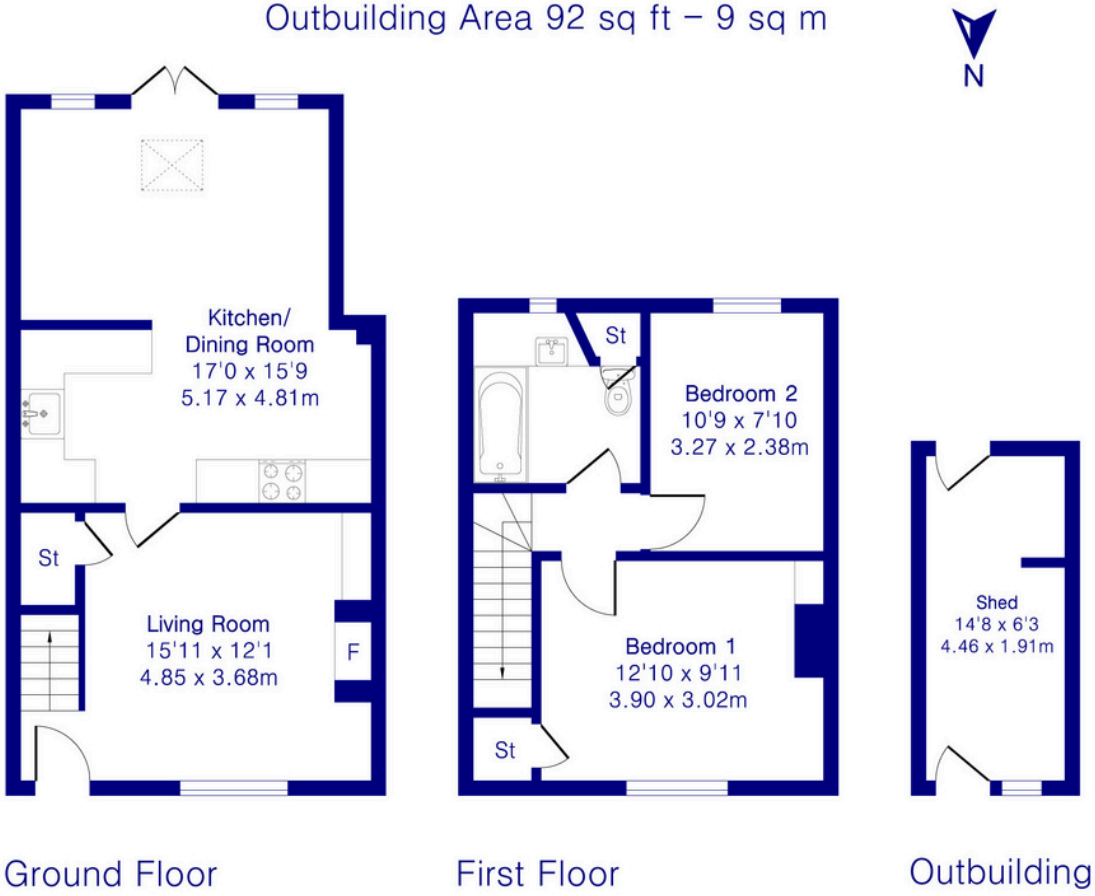
Fyfield is a picturesque Oxfordshire village, ideally positioned between Abingdon and Faringdon, offering a peaceful rural setting with a strong sense of community. The village is home to a traditional public house, with nearby villages providing everyday amenities including shops, primary schools and recreational facilities.

Abingdon offers a wider range of supermarkets, independent shops, cafés and leisure facilities, while Oxford provides excellent shopping, dining and cultural attractions. The A420 gives easy access to Oxford and Swindon, with the A34 linking to the M4 and M40. Fast rail services to London Paddington are available from Didcot Parkway, making Fyfield an excellent choice for commuters seeking village life with convenient transport connections.

Some material information to note: Conservation area. LPG Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. 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 790 sq ft - 74 sq m
(Excluding Outbuilding)

Ground Floor Area 458 sq ft – 43 sq m
First Floor Area 332 sq ft – 31 sq m
Outbuilding Area 92 sq ft – 9 sq m



PINKPLAN

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.

THOMAS MERRIFIELD
SALES LETTINGS

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.

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

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

THOMAS MERRIFIELD
SALES LETTINGS