



Off Abingdon Road, Kingston Bagpuize, OX13 5AY
Guide Price £740,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Rimes Cottage – a beautifully extended and meticulously presented family home that seamlessly blends character with modern convenience. Situated in a desirable location, this exceptional property offers spacious and versatile accommodation across two floors.

Upon entering, you are welcomed by a generous entrance hall leading to a selection of light-filled reception rooms. The heart of the home is the stunning living area, where a dual-sided Chesney log burner provides warmth and charm, connecting the lounge and dining space. The well-appointed kitchen balances modern functionality with classic style, designed to suit a busy household. A versatile ground-floor bedroom with a luxurious en-suite, featuring a roll-top bath, offers flexibility for guests or multi-generational living.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, including a beautifully presented principal bedroom. The additional bedrooms share a stylish family bathroom, designed with contemporary fittings to complement the home's traditional charm. Thoughtfully arranged storage solutions ensure practicality throughout.



Externally, Rimes Cottage boasts a double garage and ample off-street parking, catering to modern family needs. The well-maintained gardens create a private and peaceful retreat, perfect for outdoor entertaining or quiet relaxation. With its balance of timeless character and contemporary style, this home offers a truly exceptional living environment.



Key Features

- Beautifully extended and meticulously presented family home.
- Spacious and versatile accommodation across two floors.
- Stunning living area with a dual-sided Chesney log burner.
- Well-appointed kitchen blending modern functionality with classic style.
- Ground-floor bedroom with luxurious en-suite and roll-top bath.
- Double garage, ample off-street parking, and well-maintained gardens.
- Located in Kingston Bagpuize with excellent amenities and transport links.
- Council Tax Band E - EPC Rating D



The Location

Rimes Cottage is situated in the picturesque and highly sought-after village of Kingston Bagpuize, offering a perfect blend of rural charm and modern convenience. This thriving village provides a strong sense of community, with local amenities including independent shops, a traditional village pub, and well-regarded schools such as John Blandy Primary School and nearby Faringdon Community College.

For those needing to commute, the property benefits from excellent transport links. The A420 provides direct access to Oxford, Swindon, and the wider motorway network, while nearby Didcot Parkway and Oxford stations offer fast rail connections to London and other major cities.

Surrounded by unspoiled countryside, Kingston Bagpuize is ideal for those who appreciate outdoor pursuits, with scenic walking and cycling routes on the doorstep. With its combination of tranquil village living, strong transport links, and excellent local schooling options, Rimes Cottage presents an exceptional opportunity for families and professionals alike.

- 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: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.

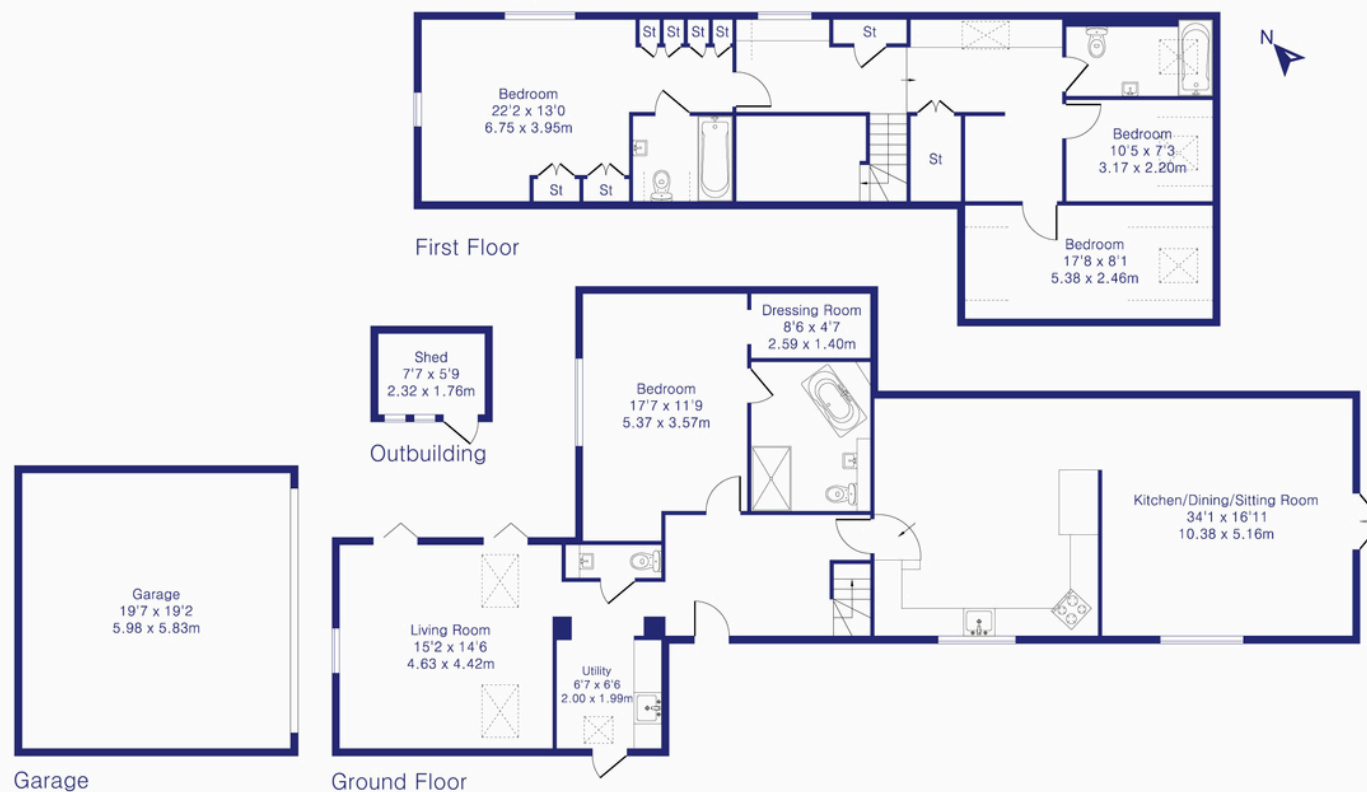
Approximate Gross Internal Area 2672 sq ft - 248 sq m

Ground Floor Area 1376 sq ft – 128 sq m

First Floor Area 877 sq ft – 81 sq m

Garage Area 375 sq ft – 35 sq m

Outbuilding Area 44 sq ft – 4 sq m



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