



20 Collington Way, Kingston Bagpuize
£555,000

Waymark

20 Collington Way

Kingston Bagpuize, Abingdon

Offered for sale with NO ONWARD CHAIN is this spacious and beautifully presented modern detached family home, ideally situated within the desirable village of Kingston Bagpuize.

Offering well-proportioned and spacious accommodation, this impressive property combines generous living space with contemporary features and a large, private rear garden, making it an excellent choice for modern family life.

The property is approached via an entrance hallway, with beautiful solid oak flooring flowing seamlessly from the entrance hall through to the impressive kitchen and dining room, creating a warm and cohesive feel throughout the main living areas. Stairs rise to the first floor, with a convenient WC cloakroom tucked beneath. To the front of the home is a bright and comfortable living room, featuring a charming bay window that floods the room with natural light. To the rear is the real heart of the home: a superb open-plan kitchen and dining room, providing a versatile and sociable space for both everyday family life and entertaining. The modern kitchen is fitted with a comprehensive range of wall-mounted and base units, together with an integrated dishwasher, hob and double oven. French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. The adjoining dining area also benefits from French doors opening onto the garden, further enhancing the sense of space and making this an ideal area for entertaining and family gatherings. A door from the kitchen leads into a useful utility room, with space and plumbing for both a washing machine and tumble dryer, together with a further door providing convenient side access to the garden.



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Upstairs, the property offers four well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, large built-in wardrobes and a useful recess providing excellent potential for further bedroom furniture, currently utilised by the owners with additional large freestanding wardrobes. The second bedroom also enjoys its own en-suite facilities – a particularly useful feature for family living or accommodating guests. Bedrooms three and four both enjoy a pleasant outlook over the rear garden, while a separate family bathroom completes the first-floor accommodation.

Outside the beautifully established and generously proportioned rear garden, offers an excellent combination of lawned and landscaped areas with ample space for both entertaining and relaxation. A substantial paved and gravelled seating and entertaining area immediately adjoins the house, providing an ideal setting for outdoor dining and summer gatherings. The central lawn provides an attractive expanse of greenery and offers plenty of space for children, pets or outdoor activities. Mature planting and established borders surround the garden, with a variety of shrubs, flowering plants and climbing roses adding colour and interest throughout the seasons. To the side of the property are two attached sheds, providing useful additional storage, with side pedestrian access leading through to the parking area. Alongside these is a recently added greenhouse, offering an ideal space for keen gardeners to grow flowers, plants and home-grown produce.



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To the front, there is a double-width driveway providing parking for two to three vehicles, together with access to the integral garage, offering additional storage and practical convenience. The garage has been thoughtfully improved with the addition of a stud wall creating a fully insulated area, providing a versatile space suitable for a variety of uses. A door provides access through to the remaining section of the garage, which offers useful additional storage. The stud wall could also be easily removed if required, allowing the garage to be returned to its original open-plan configuration.

Overall, this is a superb family home offering generous accommodation, excellent bedroom facilities, versatile living space and a good-sized private garden, all within a highly desirable village setting.

The property lies in the popular village of Kingston Bagpuize. With its church, public house, post office and Co-op, it is within easy reach of the riverside market town of Abingdon. The area is particularly well served by good primary and secondary schools. It is situated within eleven miles of Oxford city centre, which offers a wealth of educational and cultural facilities. Kingston Bagpuize is well placed for communications with the A34 and A420 providing good access to the M40, M4 and Oxford and Didcot train stations.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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- Impressive Detached Family Home In Popular Kingston Bagpuize Location
- Beautifully Landscaped Larger Than Average Garden
- Stunning Kitchen/Dining Room Spanning The Full Width of The Property
- Living Room With Feature Bay Window
- Four Well Proportioned Bedrooms
- TWO Ensuites & Modern Family Bathroom
- Integral Garage With Double Width Driveway
- No Onward Chain - Viewing Highly Advised!

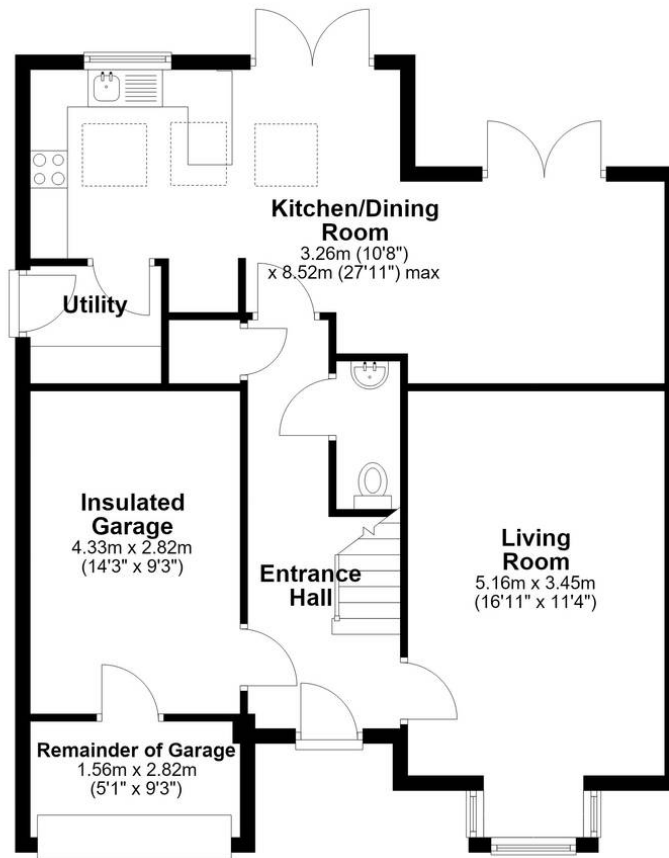
Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Conservation Area - No. Very low risk of flooding according to Gov.uk. Mobile Coverage - Good outdoor and in-home for EE. Good outdoor for Three, Vodafone and O2 according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available. For further details on mobile and broadband please check www.ofcom.org.uk. There is a management fee for the upkeep of the development of £21.87 per month. Please speak to the agent for further information regarding local planning developments in Kingston Bagpuize, including the proposed development at the Land East of Kingston Bagpuize and the development at Land rear of Walnut Tree House, Witney Road.





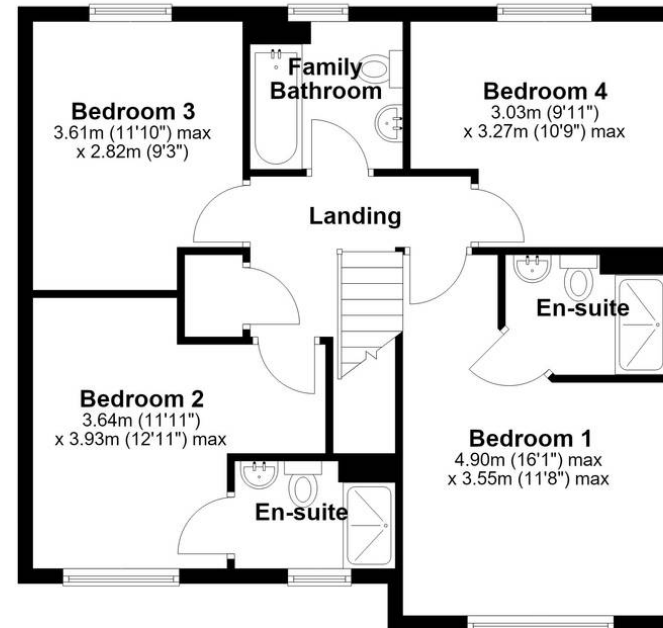
Ground Floor

Approx. 77.4 sq. metres (833.2 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.5 sq. feet)



Total area: approx. 142.5 sq. metres (1533.8 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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