

Main Road, Fyfield, OX13 5LN

Offers In Excess Of £800,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

This charming five-bedroom detached cottage sits in the heart of Fyfield, a picturesque village around 4.5 miles west of Abingdon. Sympathetically extended and renovated, it blends period features—such as sash windows and wooden floors—with high-quality modern living.

Ground Floor

The ground floor offers a seamless layout for relaxation and entertaining. The spacious sitting room features a fireplace with wood burner. A separate dining room also has a wood burner and open archway to the kitchen. The kitchen is bright and well-appointed, with a utility room. A light-filled orangery with panoramic views and French doors opens onto the garden, ideal for summer hosting.

First Floor

Upstairs are five well-proportioned double bedrooms, all with built-in storage. Two have modern en-suite shower rooms, while the others are served by a stylish family bathroom. Neutral tones and natural light create a warm, inviting feel.

Externals

Set behind a stone wall with a front garden, the property also offers a shared driveway to a gated entrance and private garage. The 60’ x 35’ rear garden is landscaped with lawn, mature trees, and a patio for outdoor dining, with stone-walled borders and integrated lighting.







Key Features

- Five Double Bedrooms: Generous space for families or guests.
- Detached Period Cottage: Traditional stone charm with modern extensions.
- Dual Wood Burners: Cozy feature fireplaces in both lounge and dining areas.
- Stunning Orangery: A bright, vaulted space with panoramic garden views.
- Modern En-Suites: Two bedrooms feature contemporary private shower rooms.
- Sash Windows & Wood Floors: Character details throughout the entire home.
- Landscaped Walled Garden: A private 60ft x 35ft lawn with a dining patio.
- Village Setting: Heart-of-the-village location near the award-winning White Hart.
- EPC Rating D - Council Tax Band F







The Location

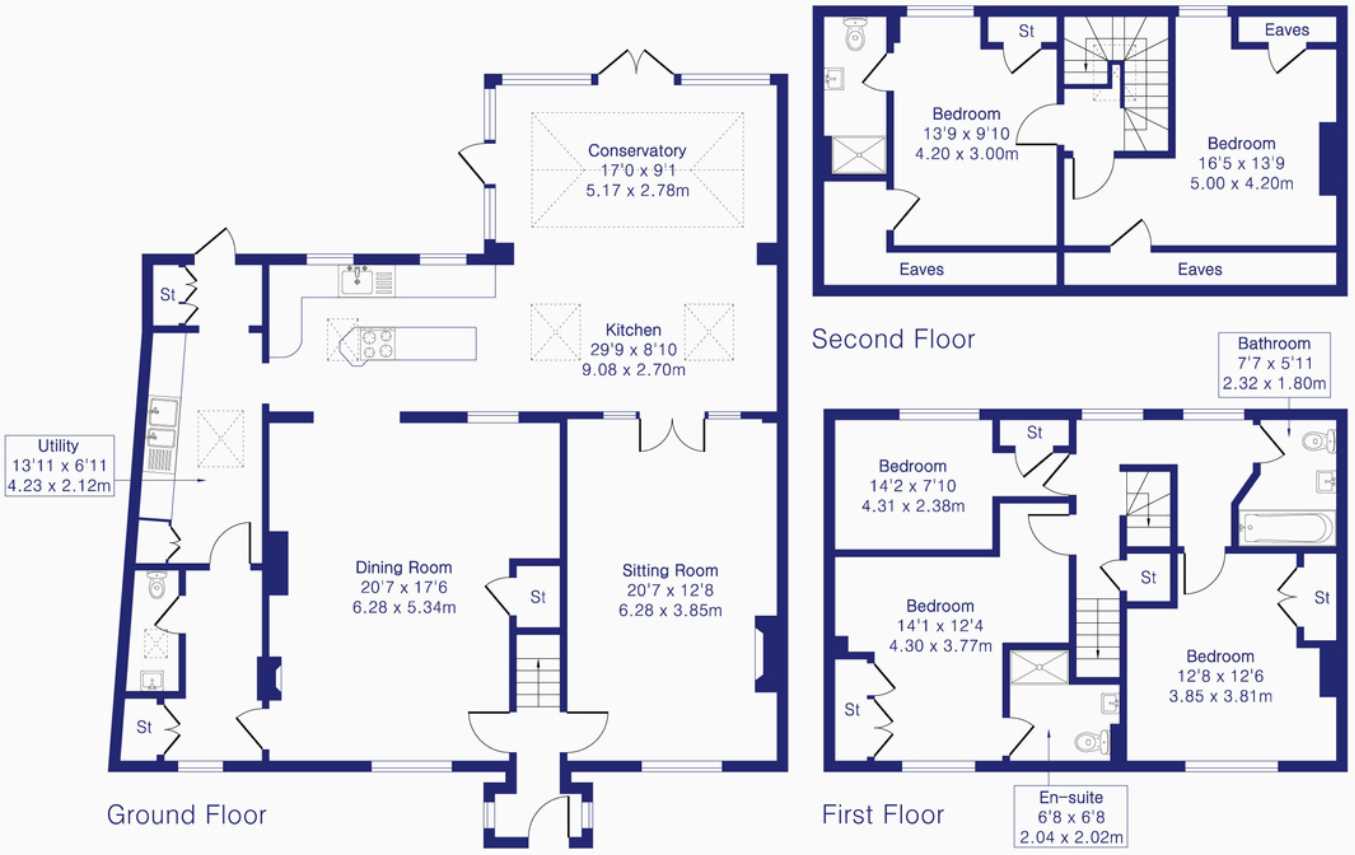
Nestled in the heart of Fyfield, this home offers a quintessentially English village lifestyle just 4.5 miles west of Abingdon. Known for its historic stone architecture and tranquil atmosphere, the village is home to the award-winning White Hart, a 15th-century gastro-pub widely regarded as one of Oxfordshire's finest dining destinations. Residents enjoy the perfect balance of rural seclusion and accessibility, with the nearby A420 and A34 providing rapid links to Oxford, Swindon, and the M40.

The location is a haven for outdoor enthusiasts, surrounded by rolling countryside and a network of scenic footpaths and bridleways. Families are well-served by a choice of prestigious schools in nearby Abingdon and Oxford, including Abingdon School and Radley College. For daily essentials and weekend outings, the popular Millets Farm Centre is just a short drive away, while high-speed rail links from Didcot Parkway place London Paddington only 40 minutes away.

- Utilities: Electricity/water/drainage are connected.
- Heating: Oil fired central heating.
- Parking: Private 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: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Approximate Gross Internal Area 2357 sq ft - 220 sq m

Ground Floor Area 1351 sq ft – 126 sq m
First Floor Area 621 sq ft – 58 sq m
Second Floor Area 385 sq ft – 36 sq m



PINK PLAN

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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