

Poppy Close

KINGSTON BAGPUIZE, OX13

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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A welcoming reception hall, finished with attractive Karndean flooring, sets the tone for this beautifully appointed home. From here, doors lead to a thoughtfully arranged study, an elegant formal dining room and a superb dual-aspect sitting room, where large front-facing windows and glazed doors create a wonderfully light and inviting atmosphere.

Undoubtedly the heart of the home, the exceptional kitchen/family room has been designed with both everyday living and entertaining in mind. Beautifully appointed with a comprehensive range of contemporary cabinetry, premium integrated appliances, a six-ring gas hob and a generous breakfast bar, this impressive space flows effortlessly to the rear garden through French doors. A separate utility room provides practical laundry facilities, ensuring the main living areas remain uncluttered.

The first floor is arranged around a spacious galleried landing, which opens onto a charming rear-facing balcony. The principal suite is a luxurious retreat, enjoying direct access to the balcony, together with a bespoke dressing room and an elegant four-piece en-suite bathroom. Two further generously proportioned bedrooms on this floor feature fitted wardrobes and are served by a stylish Jack & Jill bathroom.

The second floor offers excellent flexibility, comprising a substantial guest bedroom with its own en-suite shower room, alongside a fifth bedroom ideally suited as a nursery, home office or additional guest accommodation.



























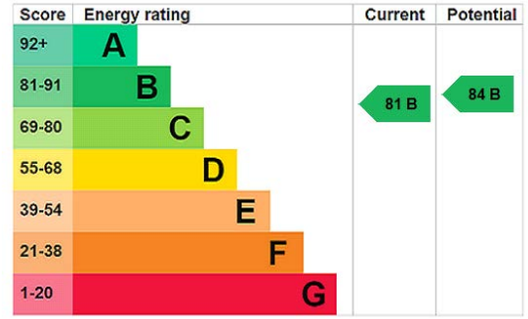


Location

Kingston Bagpuize with Southmoor offer an excellent array of amenities including a pub, convenience store, two cooperatives, active tennis club and a village primary school. Nearby, Millets Farm is a fantastic place to visit and includes a well-stocked farm shop, garden centre, restaurant and café and play barn, as well as various other attractions.

The nearest town is the Thameside market town of Abingdon, with its desirable setting and attractive architecture, Abingdon offers market town living at its finest. Oxford is just 12 miles away. The surrounding countryside is idyllic with inexhaustible options for lovers of the outdoors. There is an excellent choice of primary and secondary schools in the area, both state and private, including the highly regarded schools in Oxford and Abingdon.

This part of Oxfordshire is ideally placed for commuting. Didcot Parkway station is less than 10 miles away, with frequent trains to London Paddington from just 37 minutes. There's also easy access to the A34, M40 and M4.



Externals

Externally, the property is equally impressive. A generous driveway provides parking for up to six vehicles and leads to a detached double garage with useful loft storage above. The beautifully maintained rear gardens enjoy a high degree of privacy and provides an idyllic setting for outdoor entertaining and family life.

Directions

From Oxford proceed west along the A420 from the Botley Interchange. Continue along the A420 passing the villages of Cumnor, Besselsleigh and Tubney. At the large roundabout with the junction of the A415 to Witney turn left into the villages of Kingston Bagpuize with Southmoor. Take the next right onto Petypher Gardens, as the road bends round to the right take the next left into Poppy Close where the property can be found on the left hand side.

£890,000
Subject to Contract

Local Authority: Vale Of White Horse District Council

Council Tax Band: G

Tenure: Freehold

Reference: OXF260288

Approximate Gross Internal Area:
2773 sq ft



GROSS INTERNAL AREA
TOTAL: 257 m²/2,773 sq.ft
GROUND FLOOR: 105 m²/1,133 sq.ft, FIRST FLOOR: 90 m²/968 sq.ft
SECOND FLOOR: 62 m²/672 sq.ft
EXCLUDED AREAS: GARAGE: 35 m²/376 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
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