

# STONE HOUSE

KINGSTON BAGPUIZE, OXFORDSHIRE



Substantial and impressive, bespoke built detached five bedroom home





## Style and quality...

Stone House is a stunningly designed, high quality built detached home arranged over three floors. Stylishly designed by Oxford Homes, the property sits in a small enclave of statement homes in the heart of the village. The property has a great feeling of space, with an internal volume approaching 3,900 sq. ft. / 354 sq. M, which you sense immediately on entry to the spacious and light reception hall. With stunningly engineered kitchen architecture at its heart, the open plan kitchen/dining area is the ideal family or entertaining space, complete with doors opening to the private, East facing garden. Off the entrance hall also lies the dual aspect sitting room. There is also a cloakroom and good-sized laundry.





## A sense of arrival...

A stylish, contemporary home set in attractive gardens yet situated in the heart of the village, Stone House is perfect for 21st Century living, exuding stylish modernity throughout. The house offers tranquil sleeping quarters with 5 bedrooms and 3 bathrooms of good scale, over the top two floors, including an exceptional master suite with dressing room and ensuite bathroom. The property benefits from underfloor heating throughout the ground floor, together with the remainder of the 10-year new build warranty. Outside to the front of the property, is ample driveway parking in front of the triple car port, which benefits from a 575 sq. ft. store above, providing the ideal opportunity for conversion either to a home office space, or indeed a guest/family annexe. The beautifully landscaped garden to the rear faces East and measures 21.2 x 15.5m, approximately.

The village of Kingston Bagpuize has a thriving community conjoined with that of Southmoor. There are a range of shops and good local pubs, and the village has a regular bus service to Oxford, Abingdon on Thames and to Witney. The village sits in The Vale Of The White Horse at the foot of the ancient Berkshire Downs, with Abingdon on Thames, Historic Oxford and the downland market town of Wantage also lying close at hand. This is an ideal location for someone seeking vibrant village life but requiring good access to communications and to the amenities offered by a larger town or city. Oxford is only 16 miles North East and is not only internationally renowned but now has the much lauded Westgate Centre for excellent shopping. Education in the area is first class with the high performing independent schools in both Abingdon and Oxford easily accessible and Wantage has the Ofsted "Outstanding" rated King Alfred state school. Didcot Parkway Station is 10.7 miles distance (London Paddington 48 minutes).



# Floorplan

Stone House, Birch Close, Kingston Bagpuize, OX13 5NZ  
Approximate Gross Internal Area  
Main House = 2535 Sq Ft/236 Sq M  
Carport/Store = 1302 Sq Ft/121 Sq M



# west

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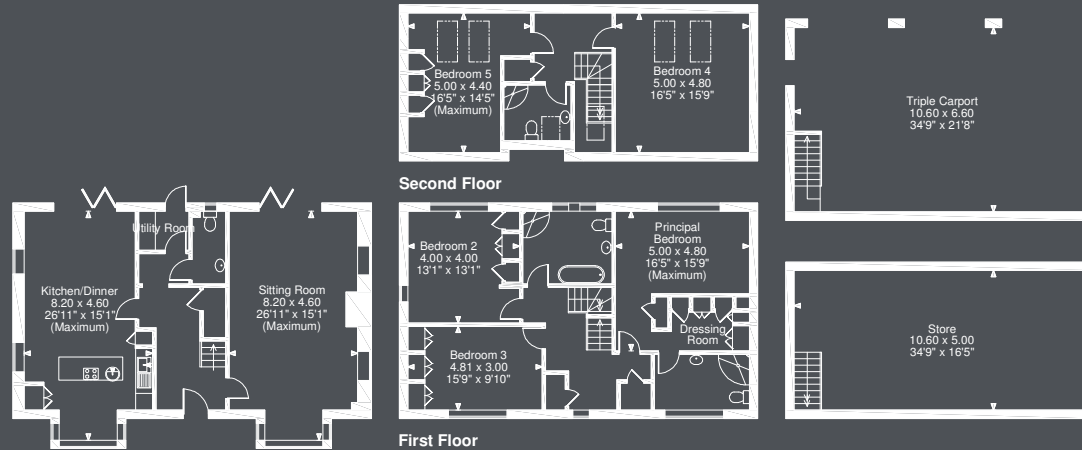
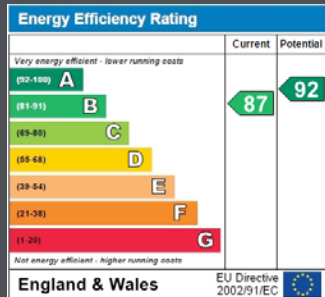
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The position & size of doors, windows, appliances and other features are approximate only.

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**Directions:** From Oxford, take the A420 Swindon Road to Kingston Bagpuize and at the Abingdon / Witney roundabout, taken the first exit. After approximately 850 ft, before you reach the mini roundabout, turn left into Birch Close. Stone House will be found on the left hand side after a short distance.

Neither these particulars, floorplans, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed

**Contact:**

**e:** nikki@west-tpc.co.uk

**t:** 01865 510000

**w:** www.west-tpc.co.uk

