



The Loanings, Faringdon Road, Frilford Heath, Abingdon OX13 6QJ  
Oxfordshire, £1,350,000

Waymark



# Faringdon Road, Abingdon OX13 6QJ

## Oxfordshire

## Freehold

**Substantial & Executive Four Bedroom Detached Family Home | Attached One Bedroom Annex | Spacious Living Room With Bay Window With Pleasant Views Over The Garden | Generous Dining Room & Charming Study | Exceptional Kitchen/Dining Room Opening Through To Large Conservatory | Detached Double Garage & Gated Driveway | Occupying An Impressive 0.72 Acre Plot | Prestigious Frilford Heath Location | No Onward Chain - Viewing Highly Advised!**

### Description

Offered for sale with no onward chain, is this substantial four bedroom detached family home with an attached one-bedroom annex situated on the prestigious Faringdon Road within the highly desirable area of Frilford Heath. Proudly set with within a generous plot of just under three-quarters of an acre, this spacious and executive property offers an outstanding blend of privacy, versatility, and development potential (subject to planning permission), with parts of the property already thoughtfully improved to a high standard.

Screened by mature trees that enhance its sense of privacy, the property is set back from the road behind a gated entrance. A charming stone-chipped driveway leads to the front of the home, offering ample off-road parking and convenient access to a double garage. The front garden is mainly laid to lawn and interspersed with established trees, creating a welcoming first impression and offering potential for additional parking, if desired.

The interior of the home has been partially modernised, blending charm with functionality. On the ground floor, the welcoming entrance hall features a cloakroom and glass door that fills the space with natural light and opens onto the rear garden. The extended living room is particularly impressive, boasting a log burner set within a striking stone surround and a large bay window with tranquil views over the mature garden. A formal dining room with original chimney breast presents the opportunity to install a feature fireplace or wood burner, adding character and warmth. A charming study leads through to the heart of the home—an exceptional kitchen/dining room that flows seamlessly into a spacious conservatory, ideal for entertaining or relaxed family living. The attached annex is ideal for multi-generational living or rental potential. It offers its own private entrance, a modern kitchen, a large living/dining room with doors opening to the garden, and a generous double bedroom with built-in wardrobes.

Upstairs, the main residence features a large master bedroom with fitted furniture and panoramic views across the rear garden and beyond. A second double bedroom enjoys an ensuite shower room and built-in wardrobes, while two further bedrooms provide ample family or guest accommodation. The family bathroom is of a good size but requires refurbishment.

Externally, the rear garden is a true highlight—mainly laid to lawn, interspersed with mature trees and backing directly onto protected land of the Frilford Heath Driving Range, ensuring peace, privacy, and a wealth of local wildlife.

Homes in Frilford Heath are rarely available and highly sought after, with the area appealing to those looking for space, privacy, and a prestigious address.

Material Information - The property is freehold, connected to mains water, electricity and drainage. The property is heated via AGA Alpha and there is uPVC double glazing throughout. The annex is heated separately via an oil fired boiler located in the garage.

### Location

Frilford Heath is a highly desirable and exclusive village renowned for its tranquil setting, natural beauty, and premium homes. The area is particularly well known for Frilford Heath Golf Club, one of the finest championship golf venues in the South of England, boasting three exceptional courses set within acres of mature heathland and woodland. Also, Abingdon Prep School is just 1.4 miles away and set within 50 acres of picturesque countryside. Conveniently, there is just a short drive from Abingdon, with its range of boutique shops, restaurants, and well-regarded schools such as Hugh's and Chandling's Manor prep schools and St Helen & St Katharine's. Offering easy access to Oxford, the A34, and the wider motorway network along with easy access to Didcot Parkway Station which provides a fast train service to London Paddington in approximately 35 minutes. The surrounding area is rich in walking trails, cycling routes, and wildlife, providing a semi-rural lifestyle with the convenience of nearby amenities.

### Viewing Information

By appointment only please.

### Local Authority

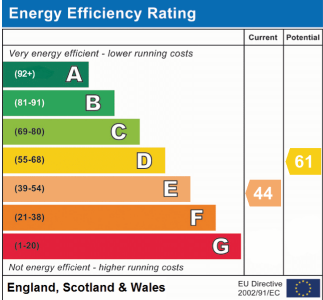
Vale of White Horse District Council.

Tax Band: G

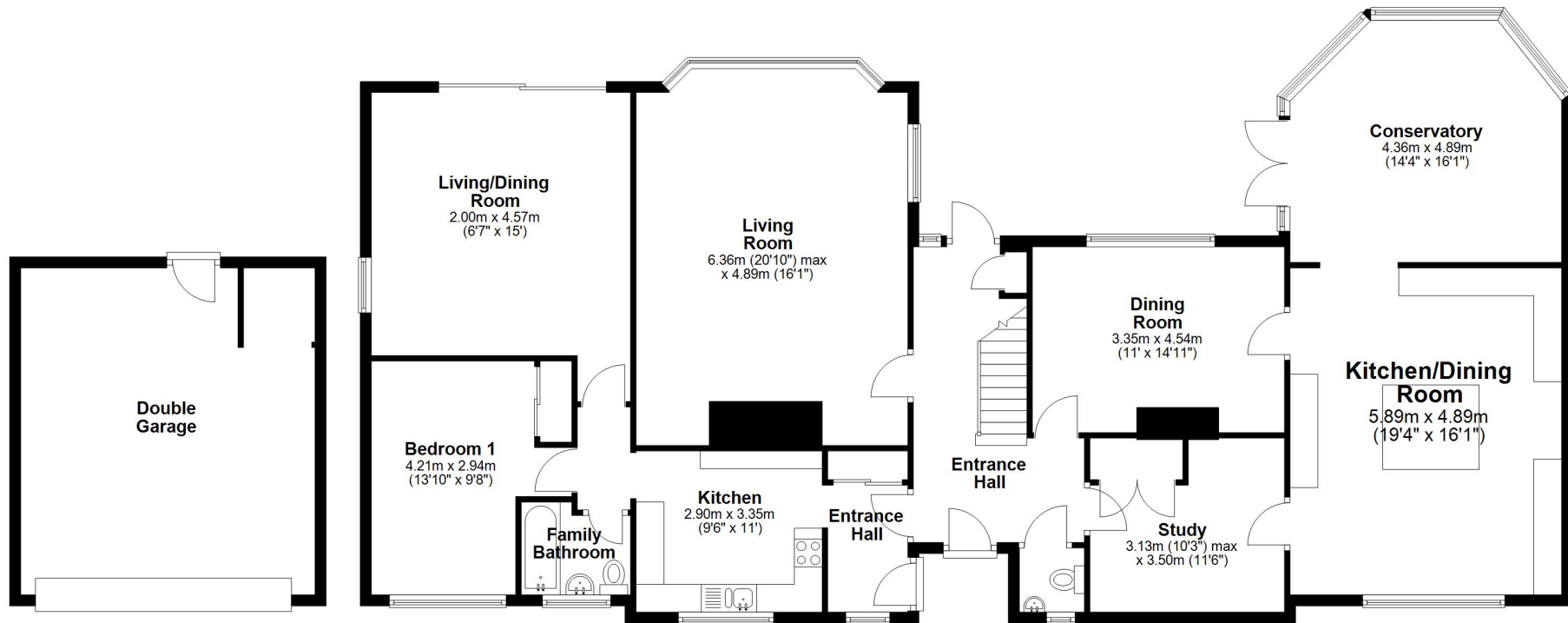


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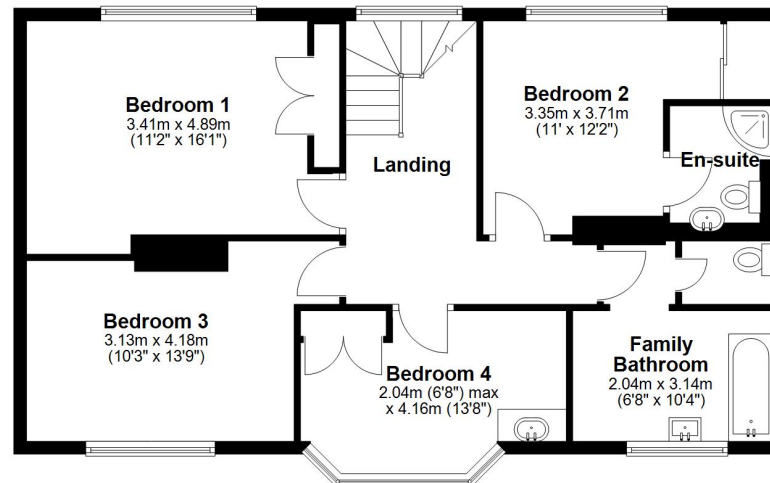
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**Ground Floor**  
Approx. 214.9 sq. metres (2313.6 sq. feet)



**First Floor**  
Approx. 77.4 sq. metres (833.4 sq. feet)



Total area: approx. 292.4 sq. metres (3147.0 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



