



11 Partridge Lane, Kingston Bagpuize, Abingdon OX13 5GY
Oxfordshire, Guide Price £450,000

Waymark

Partridge Lane, Abingdon OX13 5GY

Oxfordshire

Freehold

An Immaculate Detached Family Home | Three Generous Double Bedrooms With Built-In Wardrobes & Ensuite To Master | Stunning L-Shaped Kitchen/Dining/Family Room With Pleasant Outlook Onto Garden | Living Room & Separate Study | Landscaped Enclosed Rear Garden | Popular Kingston Bagpuize Location

Description

An immaculately presented three bedroom detached family home which has been maintained to an exceptionally high standard by the current owners.

On entering the property, the central entrance hall gives access to the cloakroom, separate study, light and airy living room and the beautiful L-shaped kitchen/dining/family room. The kitchen is complete with a feature island along with a range of wall and floor mounted cabinets with built-in appliances to include; fridge/freezer, dishwasher, oven and gas hob with double doors leading to the useful utility cupboard. The dining/family area has ample space for a large dining table and chairs as well as additional seating with 'French' doors onto the lovely garden. The first floor consists of landing, modern fitted four piece family bathroom, three good size double bedrooms with built-in wardrobes and ensuite to the master.

Externally, the landscaped and well-tended enclosed rear garden includes a large patio area which is perfect for seating and entertaining and the remainder laid to artificial grass. There is gated side pedestrian access which leads to the garage and driveway parking for 2 cars.

Furthermore, the property is located in a popular development with the ever sought-after Kingston Bagpuize location, which is within walking distance to the local primary school, shop and public house and benefits from quick commuter access onto the A420 (only 20 minutes drive to Oxford) along with nearby bus stop with a regular route into Oxford.

Constructed by Bloor Homes in 2021, the property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central

heating which is run by a combi-boiler and circa 7 years remaining on the NHBC. There are no management fees to pay.

Location

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.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: E



| Energy Efficiency Rating | | Current | Potential |
|---|---------|-------------------------|-----------|
| Vary energy efficient - lower running costs | | | |
| A | (92+) | | 94 |
| B | (81-91) | 85 | |
| C | (69-80) | | |
| D | (55-68) | | |
| E | (39-54) | | |
| F | (21-38) | | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



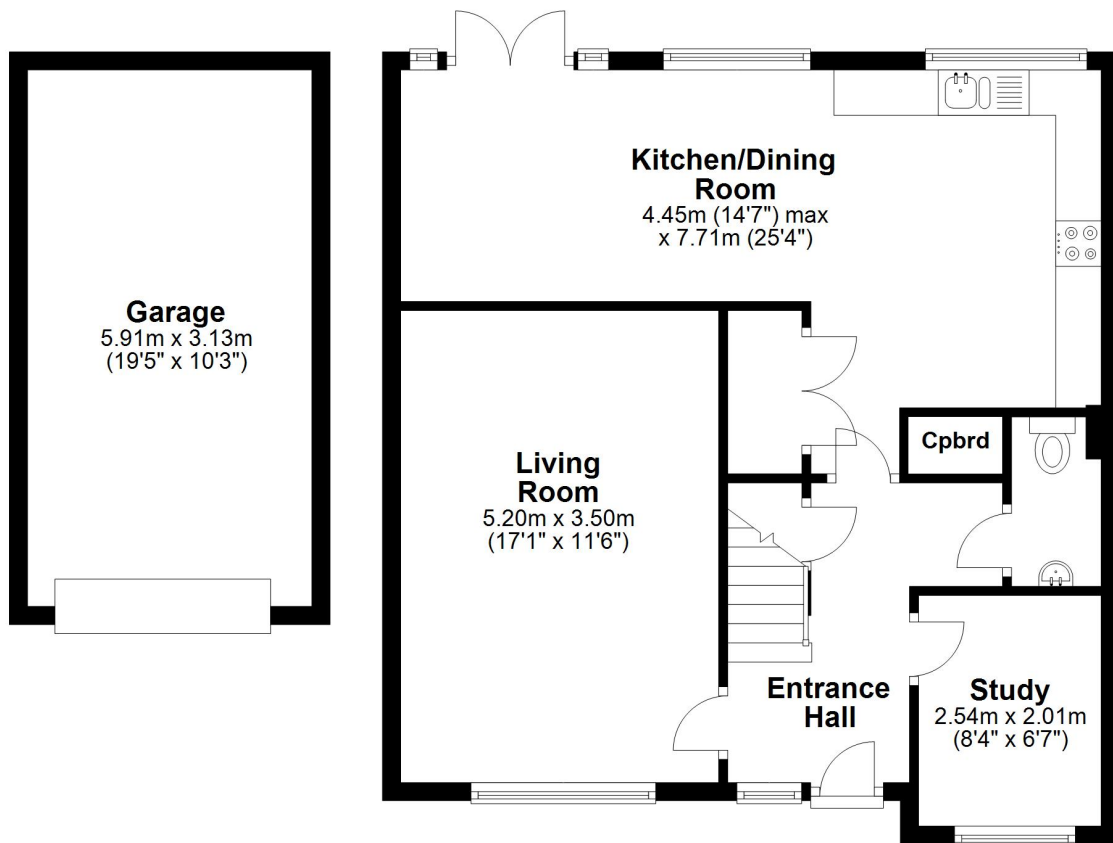
Waymark
Wantage Office

T: 01235 645645

E: wantage@waymarkproperty.co.uk

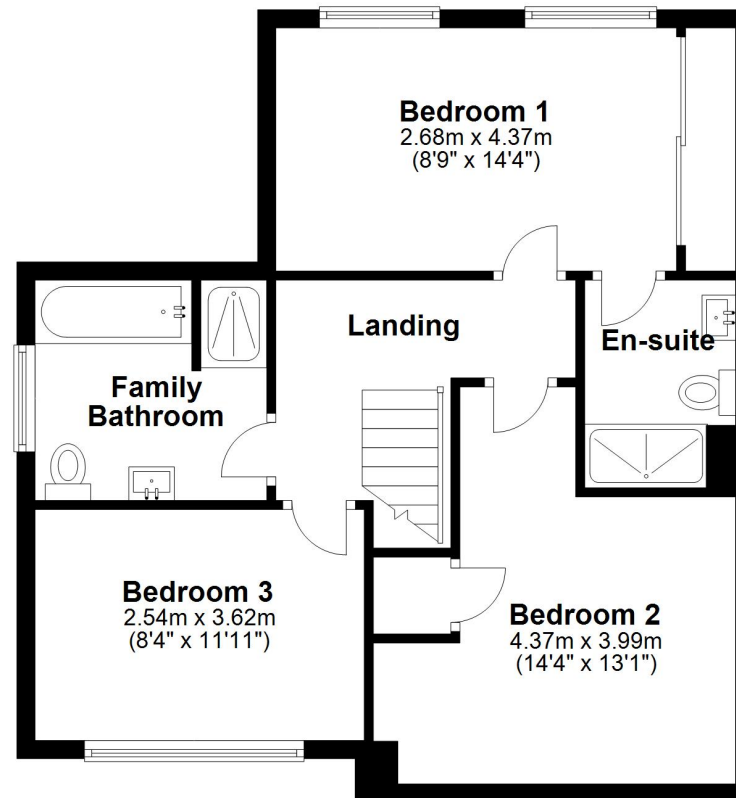
Ground Floor

Approx. 80.0 sq. metres (861.0 sq. feet)



First Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



Total area: approx. 135.0 sq. metres (1452.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

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.

