



The Old Bakery, Main Road, Fyfield, Abingdon OX13 5LN
Oxfordshire, £1,300,000

Waymark

Main Road, Abingdon OX13 5LN

Oxfordshire

Freehold

Substantial Grade II Listed Detached Family Home | Five Generous Double Bedrooms With Large Ensuite To Master | Four Reception Rooms, Kitchen/Breakfast Room & Utility Room | Family Bathroom & Ground Floor Shower Room | Attached Barns & Separate Garage | Ample Driveway Parking For Several Vehicles | Enclosed Mature & Good Size Rear Garden | Beautiful Village Location of Fyfield

Description

The Old Bakery is a substantial five-bedroom detached Grade II-listed period property with attached barns and separate garage. Offering impressive and spacious accommodation whilst situated on a plot of approximately a quarter of an acre, this property should be viewed internally to fully appreciate all the home has to offer.

Dating back to the Magna Carta, at least, and with elements surviving from the 16th Century, this was for many years the village bakery and two separate dwellings. The accommodation measures an exceptional 3524 square feet, offering versatile accommodation and vast potential.

Bursting with character and charm, the accommodation includes (on the ground floor) a study with useful nook currently home to a library area, large family room with central feature fireplace and a pleasant outlook over the garden. There is a separate dining room with quirky storage spaces and a beautiful 'Inglenook' fireplace, a kitchen/breakfast room through to utility area and a good-size living room complemented by the old bakery oven, showcasing the wonderful history of the building. The rear lobby with access to the garden and modern shower room completes the ground floor accommodation.

Stairs lead from both ends of the property to the first floor where you will find all five good-sized double bedrooms, along with the family bathroom. The impressive master suite is complete with a large ensuite bathroom with ample storage and stairs to the spacious loft space, which is currently being used for storage.

Completing the property are the unique barns which lend themselves to a multitude of purposes. The barns were converted in 1996 for office usage and comprise a single barn, along with an attached two-storey spacious barn with a door leading into further accommodation. Additionally, there is a separate detached garage.

Gated access leads to the large stone chippings driveway, providing parking for several vehicles. The enclosed good-size rear garden is mainly laid to lawn interspersed with mature trees and enclosed by pretty flowers and shrubs borders.

The property is situated in the beautiful Oxfordshire village of Fyfield, which has a good community feel hosting an annual village fete, active church, book club and thriving gastropub, the famous White Hart, once a chantry house with priest-holes and underground tunnels to the church and the

manor house. It is 8 minutes drive to the Oxford ring-road. Despite its central village location, the property is in a very quiet spot towards the end of a no-through road (formerly the main road from Oxford to Bath). It has had only three owners in 400 years and the current owners have had it as a family home for the last 30 years.

The property is freehold, connected to mains water, electricity and drainage. The property is heated via an oil-fired boiler which is serviced annually. The Old Bakery and four properties located on the private road adjacent to the property pay £50 each for the insurance of the road.

Location

The village of Fyfield has a parish church of Norman origin and a 15th century public house/restaurant. The larger villages of Appleton, Kingston Bagpuize and Southmoor are a couple of miles away providing primary schools, post office and village stores. Communications are excellent with the A420 linking Oxford and Swindon - there is a regular bus service running at approximately 15-20 minute intervals - and the A34 is nearby. Didcot and Oxford mainline stations are c.10 miles away with a regular service to London stations. There is an excellent choice of schools accessible from Fyfield including the renowned Oxford and Abingdon schools and other independent schools like St. Hughe's, Cokethorpe, Chandlings and Cothill. The Thames flows past Fyfield but the property is high enough to be well out of reach of flooding.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: G

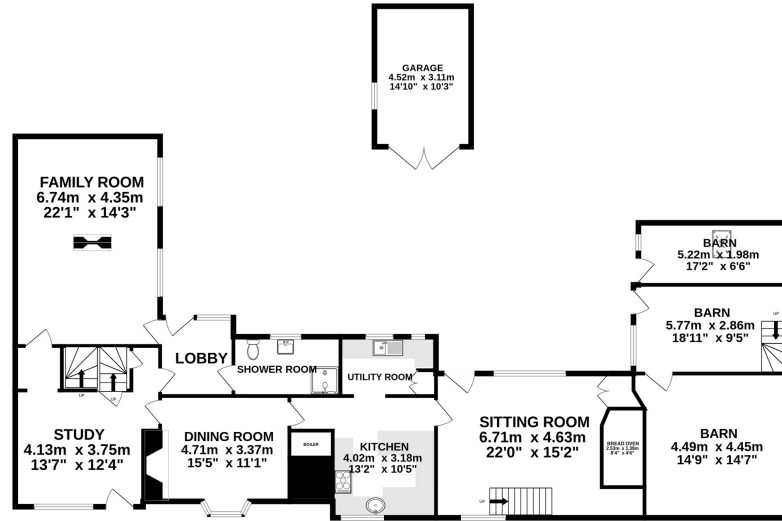


Waymark
Wantage Office

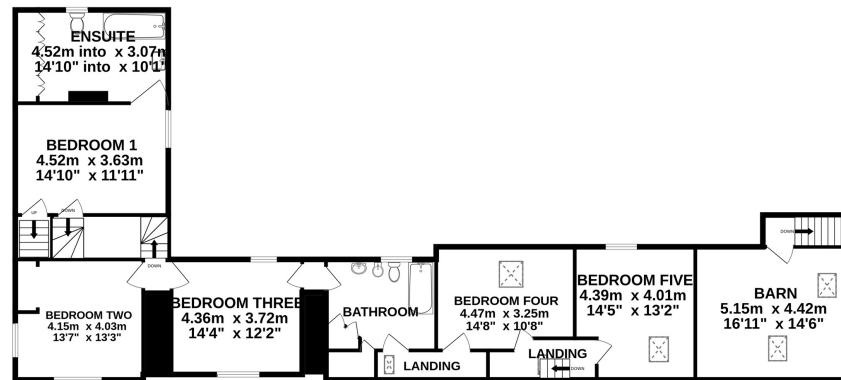
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GROUND FLOOR
180.3 sq.m. (1941 sq.ft.) approx.



1ST FLOOR
147.1 sq.m. (1583 sq.ft.) approx.



THE OLD BAKERY FYFIELD OX13 5LN

TOTAL FLOOR AREA : 327.4 sq.m. (3524 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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