

west

THE PROPERTY CONSULTANCY

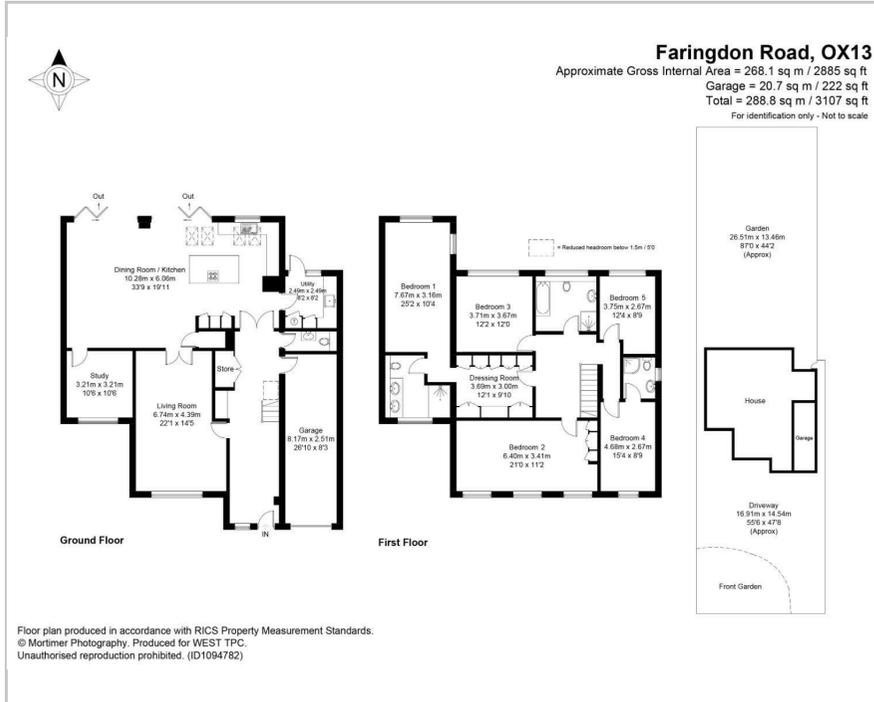


Niesen Faringdon Road, Nr Abingdon, OX13 5AF

Guide Price £1,150,000



Floor Plan



Area Map



RECENTLY COMPLETED ARTISAN FINISH REMODELLING OF A DETACHED HOUSE IN 0.2 ACRE GARDENS

Accommodation

- A beautifully detailed detached house of good scale
- A stylish contemporary interior with artisan levels of finish
- A substantial 'social' kitchen space that is part vaulted
- Intelligently planned ground floor accommodation
- Reception hall with cloaks and access to the property's garaging
- 3 Reception rooms plus laundry / boot room
- 5 generous sized bedrooms served by 3 impressive bathrooms
- Master Suite accessed via a luxurious dressing room
- All newly created over the past year by a renowned local contractor
- Oxford c.15.4 miles. Didcot Parkway Station c.12.9 miles



Directions: At the Kingston Bagpuize roundabout on the A420 Oxford / Swindon road take the exit to Kingston Bagpuize and on entering the village take the first right at the mini roundabout. Proceed straight on and the village merges with the village of Southmoor and you will see the village sign. Continue straight on and you will see our 'For Sale' board on your right where you see newly rendered gate piers and a contemporary detached house set back in its plot with a newly gravelled forecourt .
 What3words Co-Ordinate

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	73

EU Directive 2002/91/EC