



The Stables, Rimes Lane
Kingston Bagpuize, Oxfordshire

The Stables Rimes Lane, Kingston Bagpuize, Oxfordshire, OX13 5AY

TO LET £1,950 PCM

A superb, refurbished, spacious detached barn conversion enjoying a private and tranquil position, with a generous, private south westerly facing garden positioned near to countryside walks yet a short walk to village amenities.

- Available now, unfurnished • Refurbished with new carpets, newly decorated inside and out • Double detached carport with loft storage • 100' South facing garden • Tucked away position near to countryside walks but near amenities • Drawing room with woodburner • Large farmhouse style kitchen/breakfast room • Ground floor bed 3/Study with adjacent shower room • Two double vaulted bedrooms • Utility room



LOCATION

The villages of Kingston Bagpuize, Southmoor and Longworth are situated 10 miles south-west of Oxford at the junction of the A420 Oxford-Swindon and the A415 Witney-Abingdon route. The parish lies on the 'Golden Ridge' of Corallian limestone which runs from Cumnor to Faringdon. Its fertile soils have nurtured farms famous for their fruit and hops. The name comes from 'de Bachepuise', a Norman family who controlled the estates after the Conquest. There are an excellent range of amenities in the immediate area including several large convenience stores in Kingstone Bagpuize and Southmoor, where there is also a post office, restored antique furniture shop 'Gilt & Grain', hairdresser, village hall as well as local pubs in both Longworth and Southmoor villages. There is an excellent choice of both state and private education with the locality, local primary schools in Longworth and Southmoor, with St Hughs at Carswell, the Abingdon and Oxford schools and the Faringdon and Wantage schools. Main line trains to London (Paddington) in c.40 mins from Didcot Parkway or Oxford Parkway.

DESCRIPTION

A superb, refurbished, spacious detached barn conversion enjoying a private and tranquil position, with a generous, private south westerly facing garden positioned near to countryside walks yet a short walk to village amenities.

The property offers spacious and flexible accommodation with many original character features including exposed timbers and beams throughout and has been newly painted inside and out, with the addition of new neutral carpets. Comprising of large entrance hall with tiled floor, refitted shower room, ground floor bedroom3/study, generous vaulted kitchen/breakfast room featuring an integrated fridge freezer, double oven, new 5 ring gas hob and extractor fan, with space for a table, utility room with space for appliances, impressive drawing room featuring a newly installed contemporary style woodburning stove. Rising to the first floor via a new oak staircase, there are two generous double bedrooms, both with vaulted ceilings, one with an en suite shower room and the other with two double built in wardrobes. There is also a bathroom featuring a stunning double ended roll top bath. Further attractions include a large detached double open fronted double barn style carport with a generous loft space, parking and turning for a number of vehicles and mains gas fired heating via radiators. EER-C, Council Tax Band E.

All mains services connected, gas fired central heating.

AVAILABLE IMMEDIATELY, UNFURNISHED.

A non-refundable holding deposit of one weeks rent £450.00 will be required to reserve this property.

FLOOR AREA

1985.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND E





Kingston Bagpuize, Abingdon, OX13 5AY



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2023.
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Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

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1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78	
(81-91)	B	67	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX13 5AY

From the A415 Abingdon to Witney road, as you enter Kingston Bagpuize from the direction of Abingdon, pass the Kingston Bagpuize business park and sports ground, and on entering the village take the turning for the Church (Abingdon Road) and the private lane adjacent signposted The Stables,(next to Frax Close), proceed down the private gravel drive and turn right up a short lane where the property will be found as indicated by our D&S To Let board.

[www.
the
londonoffice.co.uk](http://www.thelondonoffice.co.uk)
40 ST JAMES'S PLACE SW1

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Viewing strictly by appointment with the agents
Douglas and Simmons**



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