

# 2 The Stone House

Faringdon Road, Kingston Bagpuize, Abingdon OX13 5AH





## A stunning Grade II-listed, 17th-century Jacobean house set within professionally designed gardens, with four floors of versatile and characterful accommodation

2 The Stone House dates from the early 1600s and was originally a coaching inn known as The Old George. The attractive limestone elevations are set under a stone slate roof, and internally there are a number of preserved character features. This property offers large welcoming rooms with high ceilings throughout including a 25' sitting room with original windows, shutters and wood burning stove.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**OUTBUILDINGS**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,169 SQ FT**



**GUIDE PRICE  
£850,000**



### The property

This semi-detached house has been updated to a high standard and decorated in an elegant, timeless style complemented by soft heritage shades. The accommodation is arranged to have good flow and the best possible use of space. The house is entered onto the open plan kitchen and breakfast room, which has plenty of storage and a cloakroom. There is also a separate formal dining room and a large sitting room with wood-burning stove, leading to a light-filled conservatory. A useful full height cellar with window and underfloor heating plus utility room provides a handy home working space.

Upstairs there are two en suite double bedrooms on the first floor and a further double bedroom, good sized single bedroom and a shared bathroom on the second floor, with both of the landings having ample built-in storage.





## Outside

The house is tucked away close to the centre of the village behind high hedges, with a driveway sweeping through the gardens to a large gravel parking area adjoining the house. The professionally designed gardens are partly walled and beautifully landscaped, featuring parterre-style box hedging, espaliered fruit trees, verdant flowerbeds, a kitchen garden with raised planters and parcels of lawn. There are a number of areas for garden furniture and a selection of outbuildings including a workshop, potting shed and greenhouse. The current owners utilise a shepherd's hut as a home office. The greenhouse and shepherd's hut are available by separate negotiation.

## Distances

- Abingdon 6.1 miles
- Wantage 8 miles
- Oxford City Centre 11.1 miles
- Faringdon 8.4 miles

## Nearby Stations

- Didcot Parkway 11.4 miles
- Oxford Parkway 13.2 miles

## Nearby Schools

- John Blandy Primary School 0.8 miles
- Cothill School 4.4 miles
- St Helen and St Katharine 6.2 miles
- Cokethorpe School 6.5 miles
- Abingdon School 6.3 miles
- King Alfred's School 8.6 miles

## Location

The property is set on the southerly edge of Kingston Bagpuize, a large village six miles west of Abingdon and nine miles south of Witney, with amenities including three convenience stores within striking distance, a primary school, vibrant pub, barbers and private nursery school. The area offers wonderful walking, riding and cycling opportunities, with a more extensive network of footpaths and bridleways found in the nearby North Wessex Downs AONB, including along The Ridgeway National Trail. Extensive shopping and services can be found in Oxford, Witney and Swindon, all accessible via regular bus service. There is an excellent choice of highly regarded schools in the area, including St Helen and St Katherine, Radley College and Abingdon School.



Approximate Floor Area = 201.5 sq m / 2169 sq ft  
 Cellar = 18.5 sq m / 199 sq ft  
 Outbuildings = 25.4 sq m / 273 sq ft (Excluding Shed)  
 Total = 245.4 sq m / 2641 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93098

## Floorplans

**Main House internal area** 2,169 sq ft (201.5 sq m)  
**Outbuildings internal area** 273 sq ft (25.4 sq m)  
 For identification purposes only.

## Directions

OX13 5AH

what3words: ///remembers.easygoing.fingertip

## General

**Tenure:** Freehold

**Local Authority:** Vale of white horse district council

**Mobile and Broadband checker:** Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Services:** Mains water, drainage and electricity.  
 Oil-fired central heating.

**Council Tax:** G

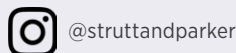
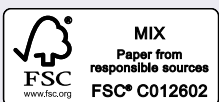
**EPC Rating:** E

## Oxford

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