

Crossways

Fyfield, Abingdon



A substantial and historical partially thatched Grade II-listed detached house in the heart of the sought-after village of Fyfield.

The original part of the house dates back to the 17th century with later Georgian additions and internally there are a stunning character features including exposed beams, original doors, a magnificent inglenook fireplace, flagstone flooring and stunning vaulted ceiling in the farmhouse-style kitchen.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



ANNEXE



GARDEN



FREEHOLD



VILLAGE



3,927 SQ FT



£1,300,000



The property

The kitchen is the heart of the family home: the warm and welcoming space is fitted with cream-painted cabinetry with complementary wooden work surfaces, an AGA range oven with decorative tiled backsplash and space for seating and dining areas. In addition, there are two, spacious formal reception rooms in the newer wing of the house, and a large family room in the original part of the house with a traditional cottage feel. Attached to this, a self-contained annexe can be opened up or closed off to suit, making it ideal for visiting guests, older children or grandparents, a live-in au pair, or additionally as an income generator. A spacious utility room, cellar and cloakroom with WC complete the ground floor. Upstairs, five double bedrooms are accessed by two separate staircases, including a principal bedroom with walk-in wardrobe and an en suite bathroom. There is a further shower room and a family bathroom.



Outside

Crossways is set within attractively landscaped, mature gardens in a corner position within the village of Fyfield with farmland to the rear. The house is set back from the road with a gravel driveway contained within the L-shaped design of the building, providing ample private parking. Mature trees envelop the gardens, which are a haven for wildlife and beautifully laid out into different areas: a gravelled seating area, raised borders of shrubs and vibrant flowers, an impressive kitchen/cutting garden with storage and a greenhouse, a wildlife pond and a walled lawn interspersed with various specimen trees.

Location

Fyfield is a small, sought-after village situated north of the A420 and approximately one mile northeast of Kingston Bagpuize. Fyfield has a renowned 15th-century gastropub, The White Hart, while the larger village of Kingston Bagpuize has day-to-day amenities including a Co-op convenience store and a primary school. More extensive amenities can be found in Abingdon, Wantage and Oxford.

The area offers wonderful walking, riding and cycling opportunities, with a wider network of footpaths and bridleways found in the nearby North Wessex Downs AONB, including The Ridgeway National Trail. The Thames Path is within a 30-minute walk. Extensive shopping and high-order services can be found in Oxford, Newbury and Swindon, all accessible within 35 minutes. There is an excellent choice of highly regarded schools in the area, including Cothill, St Helen and St Katharine and Radley College. The property is highly accessible with easy access to the A420 and the A34 linking with Oxford, the M4, M40 and London, and there is a fast, regular train service from Didcot into London Paddington. A regular bus service between Oxford and Swindon stops at Fyfield.



Distances

- Abingdon 5.6 miles
- Wantage 9.2 miles
- Oxford City Centre 9.9 miles
- Witney 10.1 miles

Nearby Stations

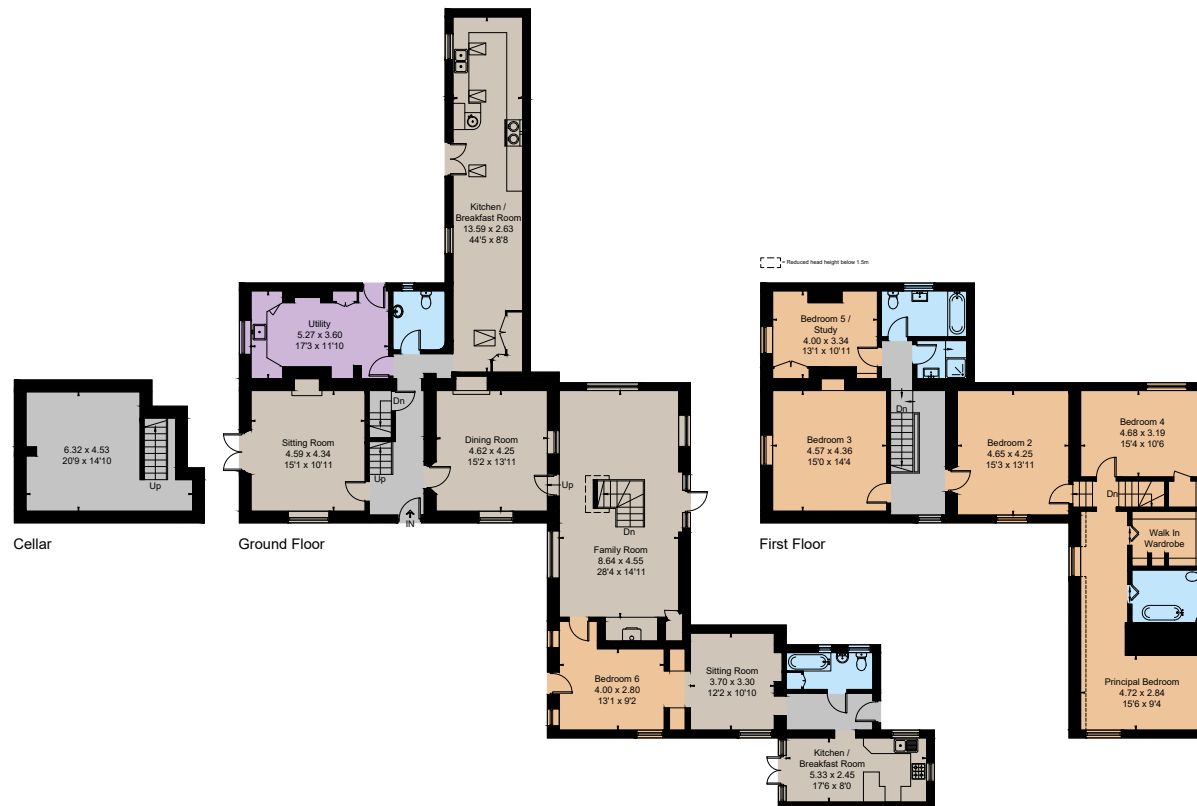
- Oxford 10.4 miles
- Oxford Parkway 12 miles
- Didcot Parkway 13 miles

Nearby Schools

- John Blandy Primary School 2.3 miles
- Cothill School 3.2 miles
- Appleton C of E Primary School 3.5 miles
- St Helen & St Katharine 4.9 mile
- Abingdon School 5.8 miles
- Matthew Arnold School 6.2 miles
- Cokethorpe School 7 miles



Approximate Floor Area = 364.8 sq m / 3927 sq ft
 Cellar = 25.4 sq m / 273 sq ft
 Total = 390.2 sq m / 4200 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 #93565



Floorplans

Main House internal area 3,927 sq ft (364.8 sq m)
 For identification purposes only.

Directions

OX13 5LR

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General

Tenure: Freehold

Local Authority: Vale of White Horse District Council

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. Propane gas bottles connect to sitting room fire. Annexe heating and water are electric.

Council Tax: Band H

EPC Rating: TBC

Oxford

201-203 Banbury Road, Summertown, Oxford, OX2 7LL

01865 692303

oxford@struttandparker.com
 struttandparker.com



@struttandparker

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