



THOMAS
MERRIFIELD
SALES LETTINGS

Manor Farm House
Kingston Road, Frilford, Oxon, OX13 5NX

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A distinctive 6 double bedroom cottage style period former farmhouse of significant quality and character. Circa. 1 acre gardens, 34'8" x 26'10" garage/workshop and twin open bay barn/former stable.

- 1 Mile to Frilford Heath Golf Club
 - ¼ Mile to Abingdon Preparatory School
 - 7 Miles South of Oxford
 - 4 Miles West of Abingdon on Thames
 - Miele equipped family Kitchen / Breakfast / Dining area
 - Garden room and home office both with vaulted ceilings
 - Family bathroom, en-suite and Jack and Jill shower room
 - Useful range of multi car garaging and outbuildings
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Frilford is a semi rural but far from isolated residential environment, the demand for which is much evidenced by the recent emergence of substantial individually styled multi million pound homes within the immediate vicinity. Nearby Frilford Heath Golf Club covers five hundred acres of gently undulating Oxfordshire Heath land with three 18 hole championship courses of over 6000 yards each and one of England's top 100 courses.

Abingdon Preparatory School for boys between ages 4 and 13 is a few moments away as is Millets Farm Centre.

Guide Price £1,250,000
FREEHOLD





This handsome detached family residence incorporates origins dating back over 200 years. Many double aspect rooms take full advantage of delightful garden and far reaching farmland views. The multiple reception rooms allow for a high degree of versatility. In addition to formal receptions, there are two sun lounges / garden rooms with exposed stone walls and vaulted ceilings suitable for a variety of purposes. The family kitchen / breakfast / dining area has copious wall and base units, granite work surfaces and Miele appliances including coffee machine, oven, warming draw, steamer, induction hob and extractor in addition to a wine fridge and BOSCH dishwasher and fridge.

There are 6 double bedrooms, the master bedroom having a walk in dressing room with sizeable en-suite, there is a Jack and Jill shower room accessible from bedrooms 2 and 3 in addition to a fully tiled family bathroom.

Also worthy of note are the occasional exposed beams, panelled latch interior doors, gas central heating to radiators, high quality square paned double glazed windows, terracotta tiled floorings, cloakroom and separate utility.

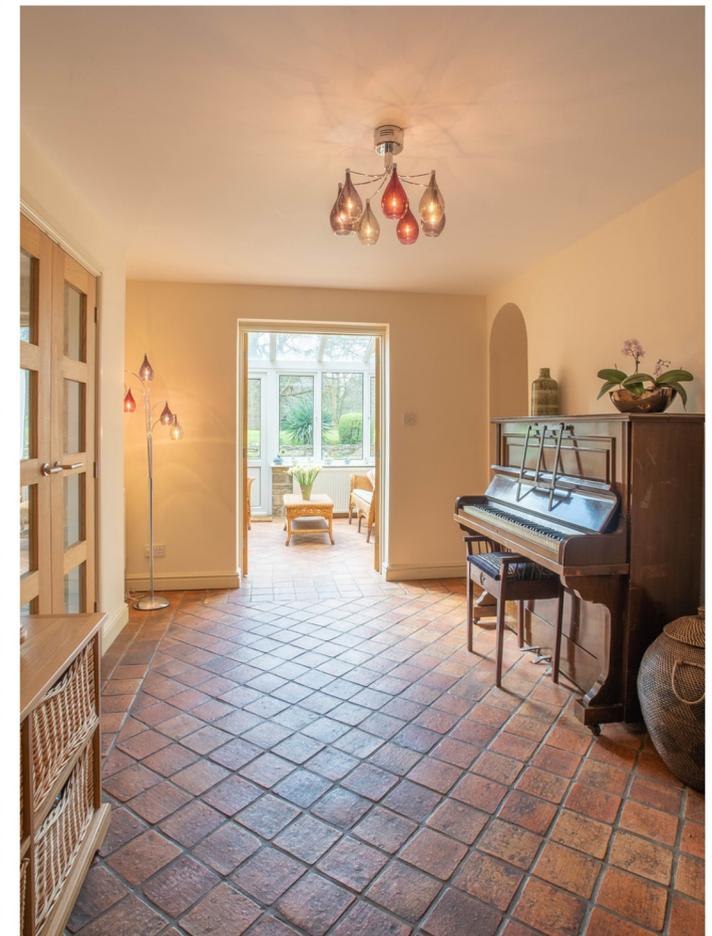
The gardens form a delightful feature of the property and amount in all to circa. 1 acre with a southerly expanse of lawn to the rear part shaded by a range of established specimen trees. A productive orchard, extensive patio area and unspoilt aspect beyond.

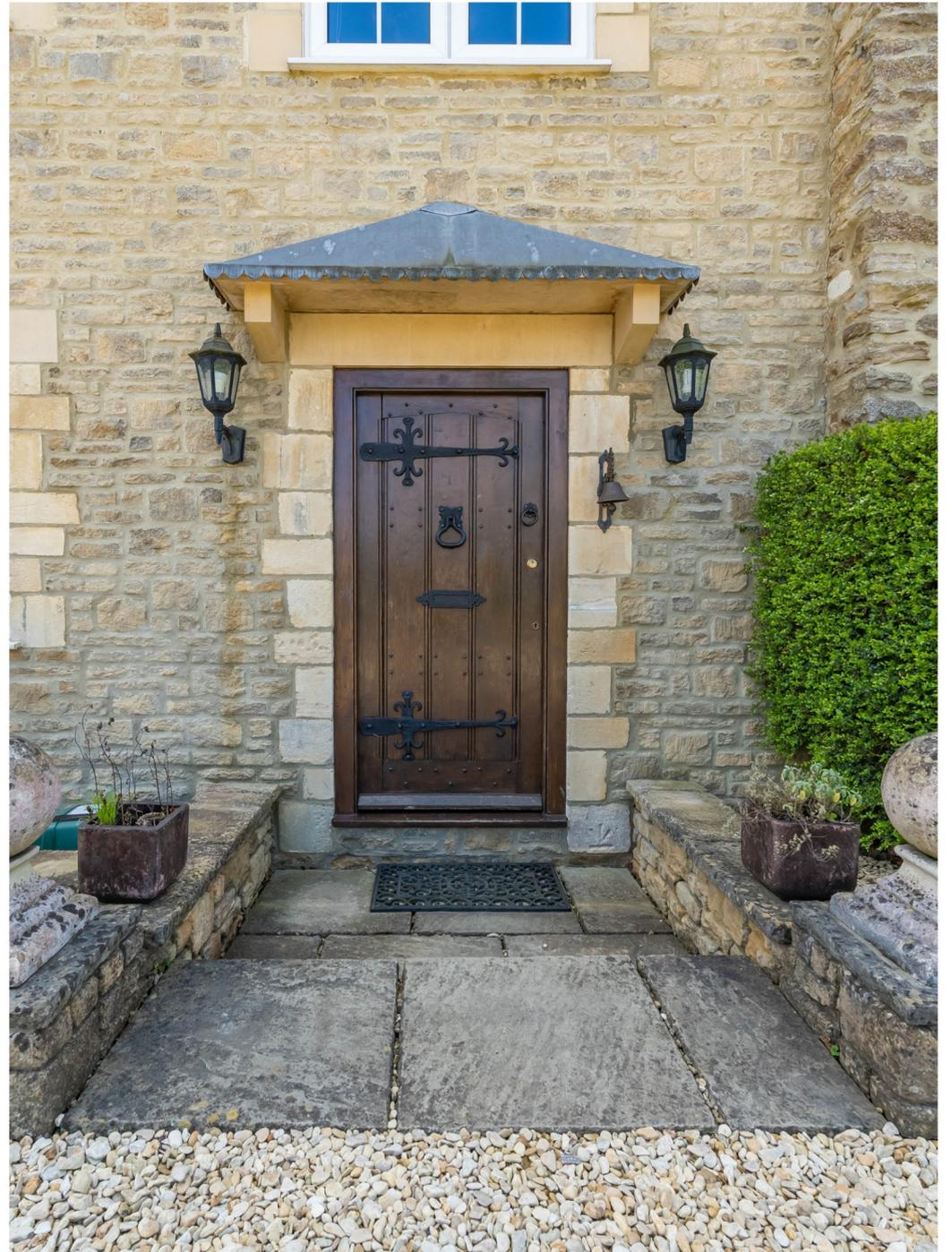
The useful range of stone outbuildings include a 34'8" x 26'10" triple width garage / workshop with a trio of up and over doors and ample space for several vehicles. An open twin bay barn / former stable and separate general store.



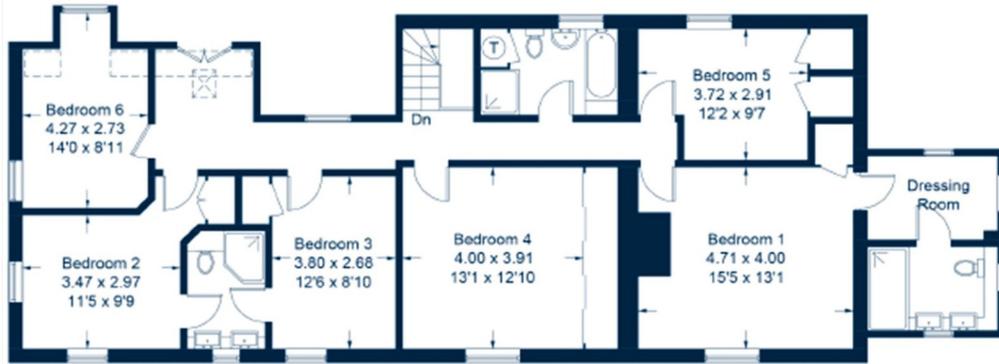
Directions

From Abingdon town centre take the High Street and continue on into Ock Street, over the succession of roundabouts and under the A34 continuing on the A415 Marcham Road. Continue through Marcham and at the T junction turn right onto the A338 then immediately left back onto the A415. Continue for approximately ¼ of a mile where the property will be found set back from the road on the left hand side clearly identified by a Thomas Merrifield for sale board.

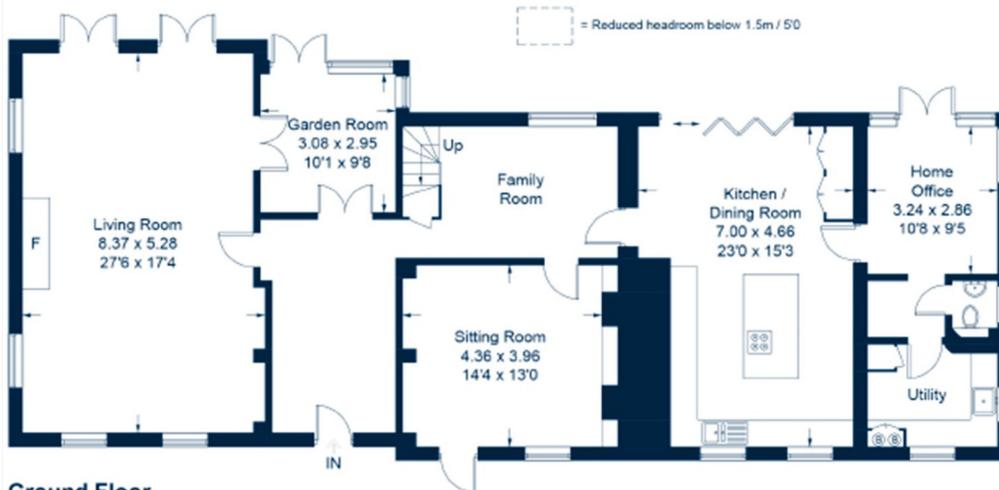




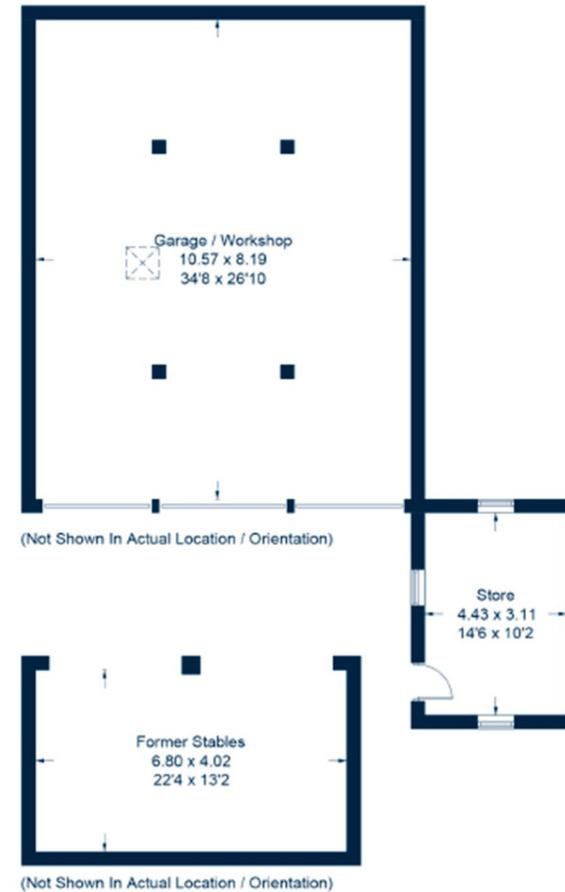
Approximate Gross Internal Area
 Ground Floor = 160.7 sq m / 1,730 sq ft
 First Floor = 132.0 sq m / 1,421 sq ft
 Garage / Workshop / Former Stables = 127.6 sq m / 1,373 sq ft
 Total = 420.3 sq m / 4,524 sq ft



First Floor



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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