



THOMAS  
MERRIFIELD  
SALES LETTINGS

The Former Bungalow  
Faringdon Road, Shippon, Oxon, OX13 6LL



# The Former Bungalow

## Faringdon Road, Shippon, Oxon, OX13 6LL

Contemporary minimalism within a natural landscape. Four bedrooms with two en-suite. Classy, elegant and bright.

- Within a mile of Abingdon on Thames
- Vast floor to lofty ceiling glass openings
- Remarkable Living / Dining and Kitchen area
- Cloakroom, bathroom and two en-suites
- Four Bedrooms
- Garage and ample parking
- 10 Year NHBC

Shippon is an extremely well located scenic former farming community Hamlet on the western fringe of Abingdon, with its historic Thameside town centre and many amenities within a pleasant 15 minute walk through the Albert Park Conservation area and Albert Park itself. Abingdon school for boys and St Helen and St Katharine for girls are both even closer, with the Manor Preparatory school just opposite. There is quick and easy access onto the nearby A34 connecting to Oxford and the M40, southbound to the M4. Didcot Parkway is approx. 8 miles and provides a regular mainline connection to London Paddington in approx. 45 minutes. Frilford Golf Club is just 4 miles away with three 18 hole championship quality courses.



Guide Price **£825,000**  
**FREEHOLD**





Ingenious conceptual architecture combining European design technics with contemporary shapes and an inspired interior to create an utterly bespoke cubicle home of significant quality in an establish natural landscape.

Generous floor to ceiling glass openings fill the rooms with light, within which the decor composition entwines crisp elegant lines with fresh pastel tones and a subtle interchangeable colour lighting scheme.

Noteworthy features include, triple and quadruple glazed windows which are a composite UPVC with aluminium outer face and meet passive house specification. Solar PV panels with Nicard battery storage, charges during the day to use at night. Solar hot water with electric back up via ground sources heat pump. Mechanical ventilation with heat recovery and summer bypass throughout house. House exceeds requirements for draughts, again meeting or exceeding passive house spec. Constructed from sips panels, the insulation thickness of these exceeds the requirements for a passive house (145mm for a passive house, these are 200mm). Total smart home control of lighting, security cameras and window blinds. 4 Amplifier sound system to study, master bedroom, lounge and outside terrace controlled by Bluetooth or phone. High capacity electric car charging point. Porcelain floor tiles through the building. Motion sensors for approach and entry into building and into the two en-suites bathrooms. Separate garage with mains led lighting.

Kitchen area with clean line units incorporating AEG larder fridge and freezer, NEFF combination/microwave oven, Slide and hide oven and heating plate tray, 800mm induction hob and extractor, dishwasher, AEG washer/dryer within utility / plant room.

High quality sanitary ware and complimentary wall tiling, impressively tall interior doors, stylish exterior lighting and sound system, sheltered patio/terrace. One of a trio of individual homes atop a private driveway.

Front garden dissected by small stream, laid mainly to lawn and offering a high degree of privacy.



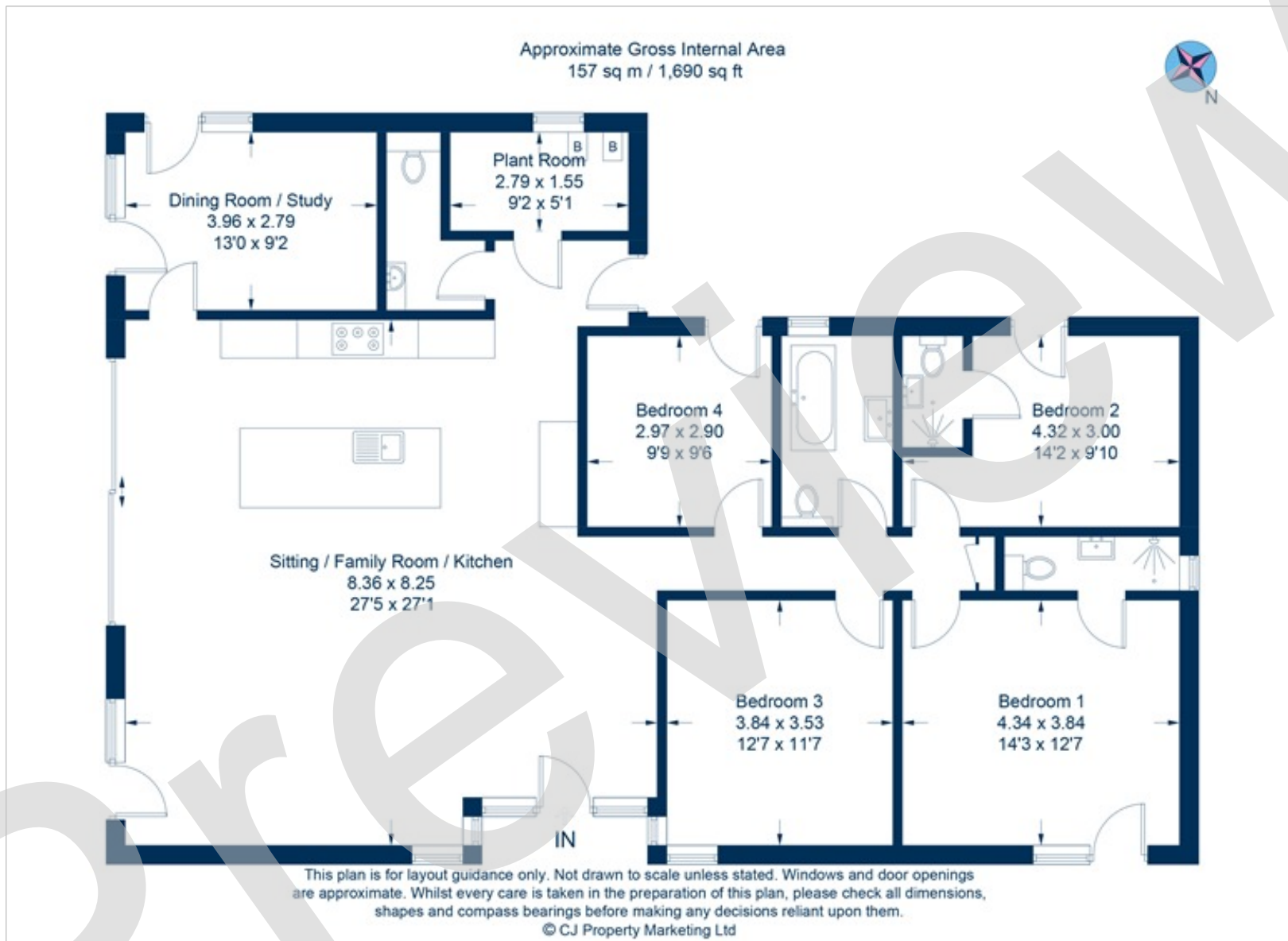
## Directions

From Abingdon town centre take the High Street turning right at the traffic lights onto Stratton Way then left at the next traffic lights on Bath Street. Turn left at the next mini roundabout onto Faringdon Road, proceeding over the A34 flyover where upon The Bungalow will be found set back from the road on the left-hand side accessed via a gravel driveway opposite the entrance to the Manor Preparatory School.









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