



Contemporary family home

Champs Folley, Kingston Road, Frilford, Abingdon, Oxfordshire, OX13 5NX

Freehold



Open plan sitting/dining room • office • kitchen • utility & boot room • 5 bedrooms • 3 bath/shower rooms • detached double garage & off street parking • enclosed gardens

Local information

Frilford is a hamlet situated in a convenient location about 9.5 miles south west of Oxford and 4 miles west of Abingdon. Renowned for Frilford Heath Golf Club, with its three spectacular courses, local amenities are found close by in the village of Marcham and Millets Farm Shop is also handy. More extensive shopping facilities are found in Abingdon.

The A34 gives access to the M40 and M4. Didcot Parkway has a regular service to London Paddington. Frilford is also well located for a range of state and independent schools.

Directions

From Oxford, proceed on the A420 towards Swindon. At the first roundabout, turn left on the A338 to Wantage. Proceed past the Frilford Heath Golf Course. At the traffic lights turn right as signed to Kingston Bagpuise, past Abingdon Prep school and the entrance to Champs Folley is the next drive on the right. Keep right where the drive forks and Champs Folley is found on the right. Park in front of the double garage.

About this property

Champs Folley is a detached property believed to have origins dating to the 1800s. Part stone, part timber-clad the property was extended and totally renovated in 2019. Fitted with the latest home comforts, such as underfloor heating to ground floor and bathrooms, the well-conceived accommodation lends

itself perfectly to modern lifestyles. The centrally located kitchen living room is the heart of the home, with bifold doors to the terrace, a large island unit, Neff appliances and Quooker tap. There is a utility room, WC and a boot room with rear door to the garden as well as a separate study. The sitting/dining room, with engineered wood floor, has a wood burner and bi-fold doors to the terrace. On the first floor the principal bedroom has a dressing area and en suite bathroom. There are four further bedrooms and two additional bath/shower rooms.

Outside, the double garage is configured with a gym area and there is parking in front. The landscaped south facing rear garden has a small wooded area and a pedestrian gate leads to the lane. Champs Folley has a right of way over the private drive.

(Photographs taken and details prepared January 2021)

Services

Mains water, drainage gas and electricity. Gigalear internet. Wiring in situ for an electric vehicle charging point.

Tenure

Freehold

Local Authority

Vale of White Horse District Council

Viewing

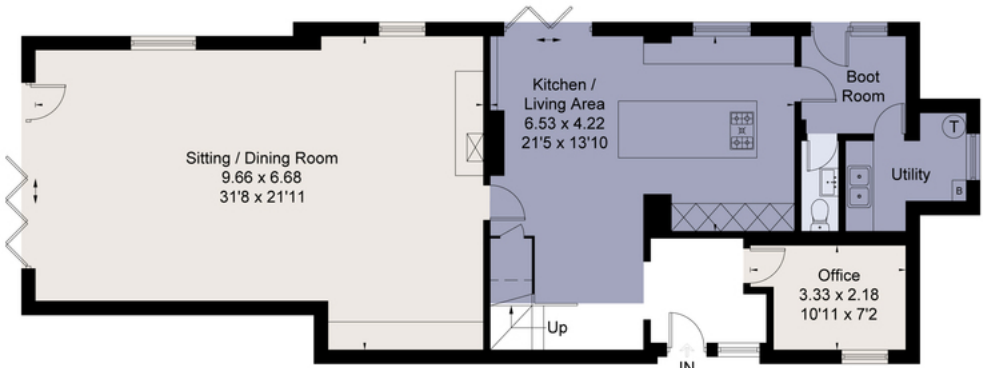
Strictly by appointment with Savills



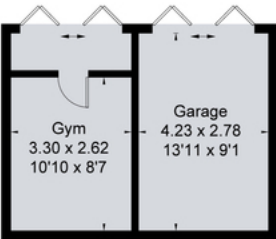


Approximate Area = 237.5 sq m / 2556 sq ft
Outbuilding = 22.9 sq m / 246 sq ft
Total = 260.4 sq m / 2802 sq ft
Including Limited Use Area (12.9 sq m / 139 sq ft)
For identification only. Not to scale.

© Fourwalls



□ = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	68	80
EU Directive 2002/91/EC		

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12021082 Job ID: 148484 User initials: NQ