



A delightful Grade II listed home

Frilford Grange Cottage, Kingston Road, Frilford, Abingdon, Oxfordshire, OX13 5NX

£1,490,000 Freehold



3 reception rooms • kitchen/breakfast room • utility & cloakroom • 5 bedrooms • 3 bath/shower rooms • nursery/dressing room • self-contained annexe • double garage & studio & gardens

Local information

Frilford lies 8 miles south-west of Oxford and is renowned for Frilford Heath Golf Club. Marcham is 2 miles away with a community shop/post office, public house and primary school. There are several good pubs and restaurants in the area and the property is well placed for the schools in Abingdon, Oxford and Witney. The A34 accesses both the M40 and the M4. Didcot Parkway is 9 miles away with a regular service to Paddington, and Oxford Parkway 12 miles away.

Directions

From Oxford take the A420 towards Swindon. After 5 miles, at the first roundabout, bear left onto the A338. Pass Frilford Golf Club, and at the subsequent traffic lights, turn right. Abingdon Prep School entrance is on the right and ahead a pedestrian bridge to the school playing fields. 70 yards after the bridge turn right and keep to the right on the gravel drive. Then keep right onto the tarmac drive with Frilford Grange Cottage on your left. The parking area is on the left (through the gates) at the end of the tarmac drive.

About this property

A striking period house arranged over three floors. It provides flexible accommodation and has the added attraction of a self contained annexe. The main house has three good reception rooms and the kitchen leads through to the breakfast room and is ideal for entertaining and family gatherings. There is also a

useful utility room and a cloakroom. The self contained annexe could form part of the main house accommodation, but would also be suitable as guest or ancillary accommodation, for home working or could also generate additional income. There are four bedrooms on the first floor, together with two bathrooms and a nursery/dressing room and, on the second floor, is a further large bedroom and a bathroom. Set well back from the road along a shared drive, the private gravelled driveway provides parking for several cars and leads to the detached double garage. The rear gardens are an attractive feature of the property. A paved terrace, ideal for al fresco dining, leads to the garden which is laid mainly to lawn, with tree, flower and shrub borders, and views over fields beyond.

Services - Mains water, electricity. Oil fired heating.

Tenure

Freehold

Local Authority

Vale of White Horse District Council

Council Tax

Band = G

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





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savills.co.uk

Ronnie van der Ploeg
Savills Savills - Summertown
01865 339705
summertown@savills.com

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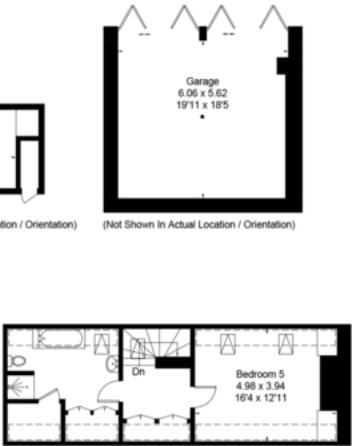
Gross Internal Area (approx)
Cottage= 361.4 sq m / 3890 sq ft
Garage = 35.4 sq m / 381 sq ft
Outbuilding = 411.5 sq m / 158 sq ft
Total = 396.8 sq m / 4429 sq ft
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor

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