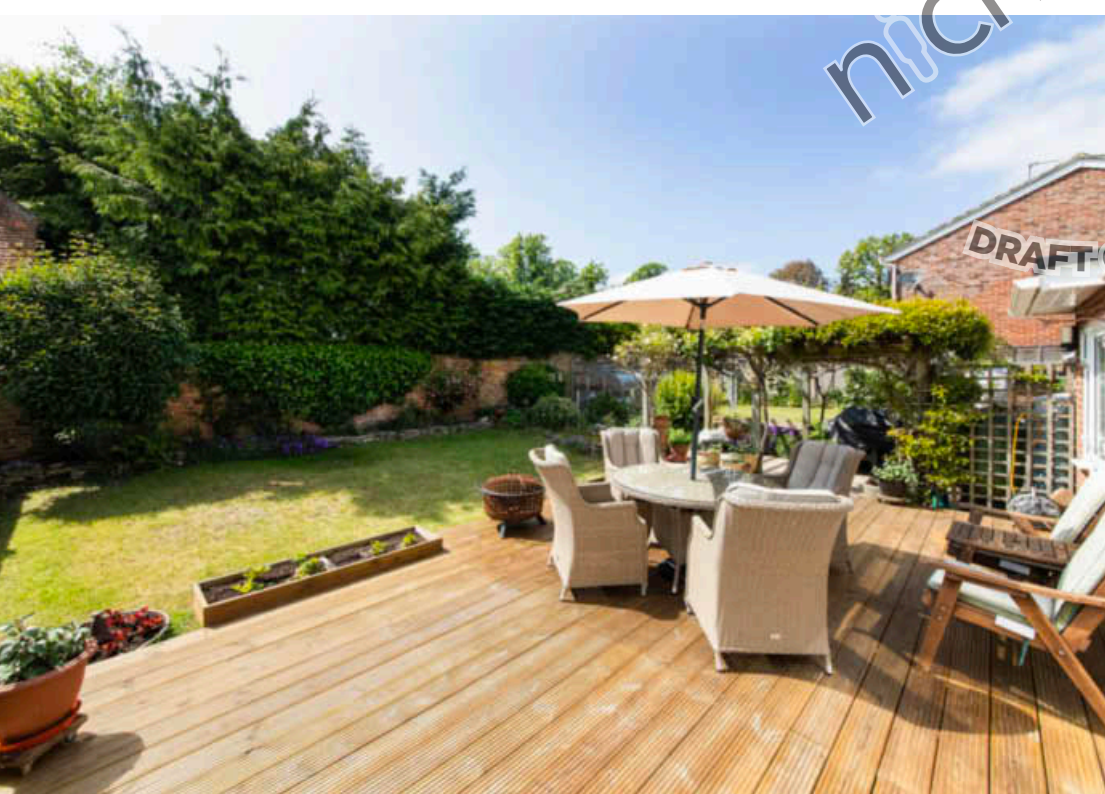




11 Frax Close, Kingston Bagpuize OX13 5AZ

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# 11 Frax Close

Large corner plot gardens feature with this impressive and very spacious three bedroom detached family home offering superbly presented accommodation throughout, situated in a delightful cul-de-sac location, towards the edge of this highly sought after village.

### Location

Frax Close is a small, select development offering a very pleasant overall setting. Kingston Bagpuize combined with the adjoining village of Southmoor are very popular villages situated in lovely surroundings and host many amenities including general store, post office, church, primary school and public house. There is an excellent bus service to Abingdon, Witney, Faringdon, Swindon and the city of Oxford. The villages are convenient for Abingdon (circa. 6 miles), Wantage (circa. 9 miles), Witney (circa. 9 miles) and Oxford city (circa. 10 miles). The nearby A420 provides easy access to Swindon town, the M4 at Junction 15 and via the A34 to M4 at Junction 13 in addition to the M40 Junction 9.

### Directions

Leave Abingdon on the A415 and proceed through the village of Marcham. At the junction turn right at the traffic lights and then immediately left again onto the A415. On entering the village of Kingston Bagpuize take the first turning on the left hand side onto Frax Close, which is clearly indicated by the for sale board. On entering the close, continue towards the end where the property is found on the left hand side, in numerical order.



- Entrance hall leading to delightful front sitting room through to dining room with patio doors leading to impressive sunroom over looking the rear gardens
- Stylishly refitted kitchen/breakfast room which in turn leads to utility /boot room with cloakroom off
- Three first floor bedrooms (including two double bedrooms - with fitted wardrobe cupboards) complemented by family shower room
- Double glazed windows and mains gas radiator central heating
- Front gardens providing hard standing parking facilities leading to garage with electronically operated up and over door
- Large and most attractive westerly facing rear gardens featuring decked sun terrace, extensive lawn, well stocked flower and shrub borders and spacious separate brick built workshop - the whole enclosed by trees, shrubbery and stone walling, affording good degrees of privacy
- Excellent potential to substantially extend the existing accommodation to both the side and rear of the property

3  bedrooms

Council tax band D

3  receptions

Tenure Freehold

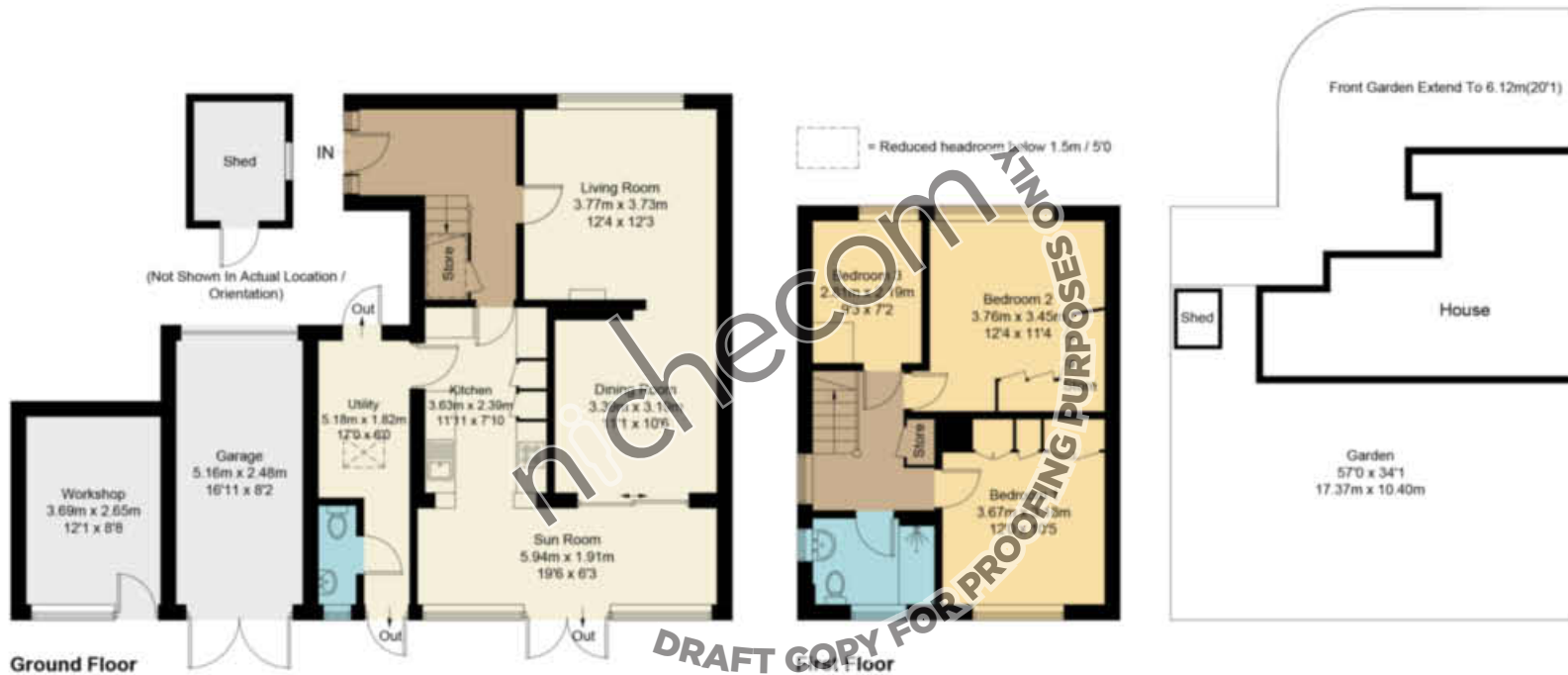
1  bathrooms

EPC rating TBC



# Frax Close, OX13

Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft  
 Garage / Workshop / Shed = 27.5 sq m / 296 sq ft  
 Total = 140.6 sq m / 1513 sq ft  
 External Area = 325.7 sq m / 3506 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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