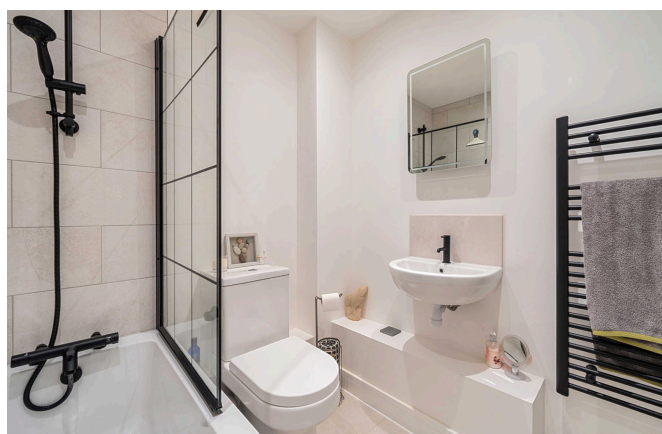


PerryBishop

PROPERTY MADE PERSONAL

Kingstone Farmyard, Kingstone Winslow, Oxfordshire, SN6 8NJ



Incredibly energy efficient • Countryside walks and great local pub • EV car charger • Desirable village location • Two bedrooms and office space • Rent potential £1,500pcm; yield 5.1% • Immaculately presented and finished to top spec • EPC A



Kingstone Farmyard,

Kingstone Winslow, Oxfordshire, SN6 8NJ

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Kingstone is a high-end converted barn, finished to an immaculate standard. Located in the desirable village of Kingstone Winslow, this property is highly energy efficient with an EPC A rating. The vendors have also added further upgrades to the barn during their ownership, making it turnkey ready.

The accommodation comprises of an open-plan kitchen/dining/living room with exposed steel beams and double height ceiling, large bi-fold doors and window overlook the garden.

The kitchen has integrated white goods to include; fridge/freezer, dishwasher, washing machine, double oven and induction hobs. An additional office space as been added above the living room, fitted with a large window to borrow light from the front of the barn, at the moment this is accessed via a wooden ladder however ample space is available to add a full staircase if needed, creating a versatile additional reception room. At the front of the barn are two bedrooms, the largest benefits from an

en-suite bathroom. The second bedroom is serviced by a separate shower room. There is also a cloakroom and additional storage cupboards.

Externally the private rear garden is mainly laid to lawn and offers incredible privacy, with a small patio section closest to the house. To the front is allocated parking with an EV charger, as well as a communal wildflower garden adding interest to the space.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Kingstone Winslow is a sleepy but pretty hamlet on the Ridgeway, just outside Ashbury, which has a parish church, a public house, the Rose and Crown Hotel, a Church of England primary school and a village shop and coffee shop. The hamlet lies c. three miles from Shrivenham, one of the larger villages within the Vale of the White Horse, which has an extremely active community and a lovely tree lined high street with shops, public houses, a doctors' surgery, village primary school and impressive Church, parts dating back to the 11th Century. Kingstone Winslow is c. 9 miles from Swindon and the M4, with access to Oxford and the A34/M40 via the A420.

Directions

From Faringdon, take the A420 in the direction of Swindon and after approximately four miles, at the roundabout, take the





second exit signed to Watchfield and Shrivenham and continue over the mini roundabout. At the next mini roundabout, bear right into Shrivenham High Street. At the far end of the High Street, bear left on to the B4000 towards Ashbury and at the top of the hill, turn left to Kingstone Winslow, follow the road and take the right at the cross roads, carry on along the road and the property can be found on your right hand side.

Services & Tenure

The tenure is freehold.

Mains water and electricity are understood to be connected, the property is on a Foul Package Treatment Plant with discharge to watercourse.

Local Authority

Vale of the White Horse District Council.

Council Tax Band B.

Our reference

FAR/KB/CDH/05082025

We'd love to hear from you

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what the owner said

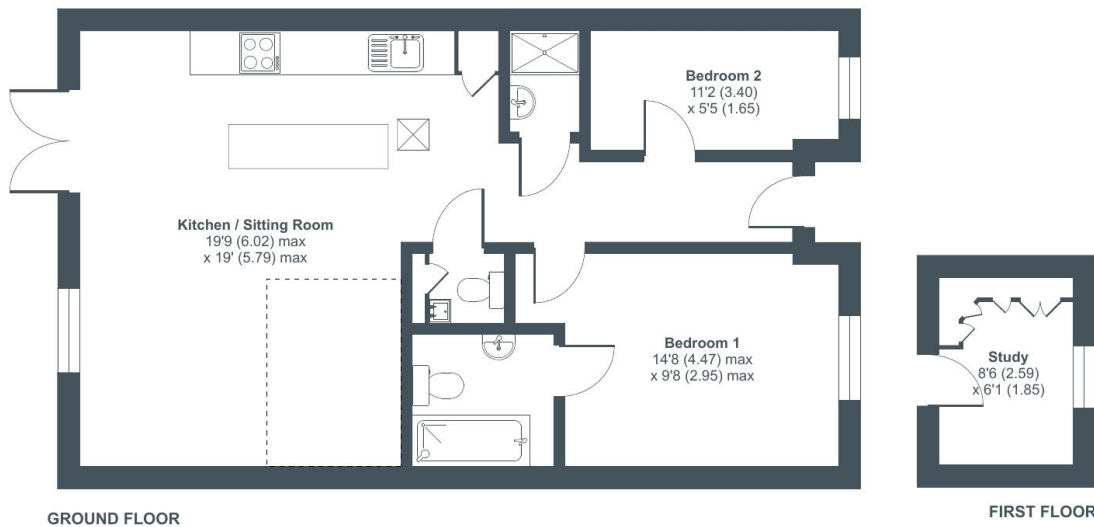
"Lovely countryside dog walks from the front door."



Kingstone Farmyard, Kingstone Winslow, Oxfordshire, SN6

Approximate Area = 710 sq ft / 66 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Perry Bishop. REF: 1333470

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PROPERTY MEASUREMENT

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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