



Tubney, Oxfordshire

Carter Jonas

# 18 ABINGDON ROAD, TUBNEY, ABINGDON, OXFORDSHIRE, OX13 5QL

## A DETACHED 5 BEDROOM PERIOD HOME TUCKED AWAY FROM THE MAIN ROAD WITH GARDEN STUDIO AND BEAUTIFUL LANDSCAPED GARDENS AMOUNTING TO C. 0.81 ACRES

Entrance hall, sitting room, dining room, kitchen/family room, study, cloakroom, 5 bedrooms (1 en-suite), family bathroom.

Double garage, 2 storey studio with laundry room occupying the ground floor, summerhouse.

Gardens approx. 0.81 acres

### SITUATION AND LOCATION

Tubney lies 8 miles southwest of Oxford and is renowned for Frilford Heath Golf Club, with its three spectacular courses. Communications are excellent with the A34 just three miles away, giving dual carriageway access to the M40 and the M4. Didcot Parkway station, with a 40 minute inter-city service to London Paddington, is only 10 miles away. There are also a wide range of excellent schools in Oxford and Abingdon and Millets Farm Shop and several pubs and restaurants are within a short drive.

### DESCRIPTION

Originally two 18th century cottages forming part of the Magdalen College estates at Tubney Woods, this charming house provides a lovely family home with much character throughout. A particular feature of the property is the beautifully kept mature gardens which provide a most attractive setting incorporating a summerhouse and an outdoor bar and sitting area. In addition, there is a double garage and a detached two storey studio with laundry room on the ground floor and an ideal studio/home office above accessed via an external staircase. The property has previously had planning permission granted (now lapsed) for a two storey extension at the rear of the house. Further information can be found on Vale of White Horse District Council Planning website.







The house provides spacious accommodation arranged over two floors. The front door opens to the reception hall with cloakroom, parquet flooring and stained glass windows providing an attractive entrance to the house. Situated at the rear, is the welcoming kitchen/family room with double doors opening to the dining room, being an ideal family and entertaining space. The dining room with study/bedroom 6 off, is a particularly light room with a large lantern sky light and direct access to the garden. The sitting room is a charming room with large stone fireplace with wood burning stove, and the lovely feature of a panelled wall incorporating a hidden wine store. The first floor comprises five bedrooms and the family bathroom leading off the spacious landing with window seat and a range of cupboards providing excellent storage. The principal bedroom has a walk-in wardrobe and en-suite bathroom.

**OUTSIDE**

The property stands on the Northern boundary of its site of just under an acre. The substantial and most attractive gardens are principally arranged with large areas of lawn, mature shrubs, a variety of trees and well stocked herbaceous borders. Within the garden is a summer house and a separate secluded sitting area with outside bar. The property is set back from the road and approached over a driveway leading to the house and the gated driveway providing ample parking for several cars.

Services: Mains electricity and water. Oil fired central heating.  
 Tenure: Freehold with vacant possession on completion  
 Local Authority: Vale of White Horse  
 Council Tax: Band G  
 Broadband - according to Ofcom, ultrafast broadband is available. Mobile - According to Ofcom, there is likely to be outdoor coverage across all networks and indoor coverage from two providers.



**ADDITIONAL INFORMATION**

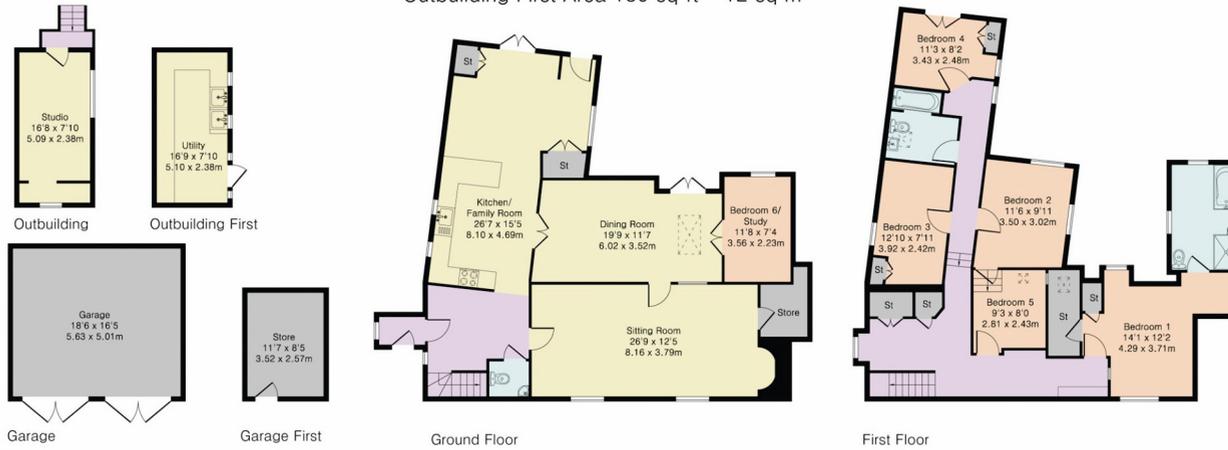
**Tenure** Freehold

**Viewing** Strictly by appointment through the joint selling agents Carter Jonas - T: 01865 511444

**Directions to OX13 5QL** From the A420 take the turn to Tubney. After a short distance take the right hand driveway just before the village notice board.



Approximate Gross Internal Area 2863 sq ft – 265 sq m  
 Ground Floor Area 1178 sq ft – 109 sq m  
 First Floor Area 1024 sq ft – 95 sq m  
 Garage Area 304 sq ft – 28 sq m  
 Garage First Area 97 sq ft – 9 sq m  
 Outbuilding Area 130 sq ft – 12 sq m  
 Outbuilding First Area 130 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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**IMPORTANT INFORMATION**

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