



**CURLEW MEADOW**

Denchworth, Wantage, Oxfordshire, OX12 0EA

**Carter Jonas**

## **CURLEW MEADOW, DENCHWORTH, WANTAGE, OXFORDSHIRE, OX12 0EA**

### **DESCRIPTION**

Extended and improved in recent years, this stunning property has been sympathetically remodelled to a high standard with much attention to detail to provide a wonderful family home. The house also has the benefit of a spacious detached two-bedroom bungalow - ideal for additional family members, an au-pair or for an additional source of income. In addition, there is an oak framed garage, tennis court, and a garden store amongst the most attractive setting of the landscaped gardens and paddock, extending to approx. 3.83 acres.

This stunning family home provides well-proportioned and particularly light accommodation with many rooms designed to take utmost advantage of the views and the gardens. The ground floor provides a large entrance hall with stairs to the first floor. There is a superb kitchen/breakfast/snug with a central island unit and ample space for sofas and a large table. A utility room leads from the kitchen with a secondary staircase to the first floor. A formal triple aspect sitting room has superb views over the gardens and countryside beyond to the Folly at Faringdon. A central dual sided fireplace links the sitting room to the dining room. A study and cloakroom complete the ground floor.

At first floor level there is a principal bedroom suite with dressing room and ensuite. French doors with a Juliette balcony and full glazed side panels give this room superb views and an abundance of natural light. There is a guest bedroom with ensuite bathroom, two further bedrooms and a bathroom. The first floor also has a fabulous multi-purpose entertainment room which could be used for a number of purposes. At second floor level are two further bedrooms and a shower room.

The detached bungalow provides a kitchen sitting/dining room, two bedrooms and bathroom.

**SITUATED IN A STUNNING LOCATION WITH UNINTERRUPTED VIEWS, THIS SUBSTANTIAL FAMILY HOME WITH A DETACHED TWO BEDROOM BUNGALOW, TENNIS COURT, GARAGING AND WORKSHOP/STORE, ENJOYS ATTRACTIVE LANDSCAPED GARDENS AND A Paddock, IN ALL EXTENDING TO 3.83 ACRES.**





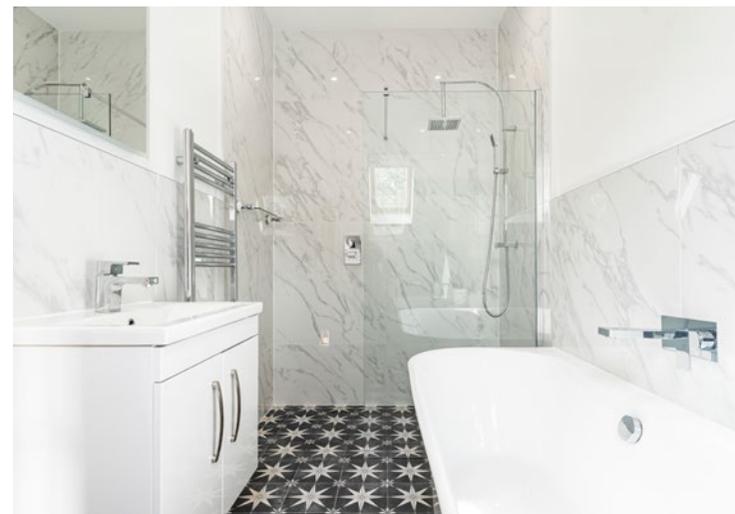
Complementing the house, the gardens have been beautifully landscaped and provide a most attractive setting. Set back from the road, the house is approached through a five-bar gate along a sweeping gravel driveway leading to the front of the house and the timber oak framed garage. The front garden provides a lovely outlook from the house across to the tennis court. There are further gardens to the rear with formal lawn where there is a large garden store and an orchard beyond. To the side is a circular croquet lawn bordered by hedging, beyond which is a flower meadow with a mown recreation pitch. The paddock is located at the end of the flower meadow.

#### LOCATION

Denchworth is an attractive village located three miles north of Wantage, which is famous for being the birthplace of Alfred the Great, 9 miles to the west of Abingdon and 16 miles from Oxford. The village has a c12th Church, village hall and the popular Fox Inn public house. Locally there are an array of excellent walks, riding routes and sports facilities such as Frilford Heath golf club and Newbury racecourse. It is also well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. A mainline station at Didcot Parkway (c.11 miles) offers a journey time to London Paddington from 37 minutes.

There is an excellent choice of schools in the area including Radley, Abingdon, Cothill, St Helen's and St Katherine's, The Manor Prep, St Hugh's near Faringdon and The Dragon and St Edward's Schools in Oxford. Many of these have school buses that leave nearby.





## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agent, Carter Jonas.

**Services:** Mains electricity, water and drainage are connected. LPG central heating.

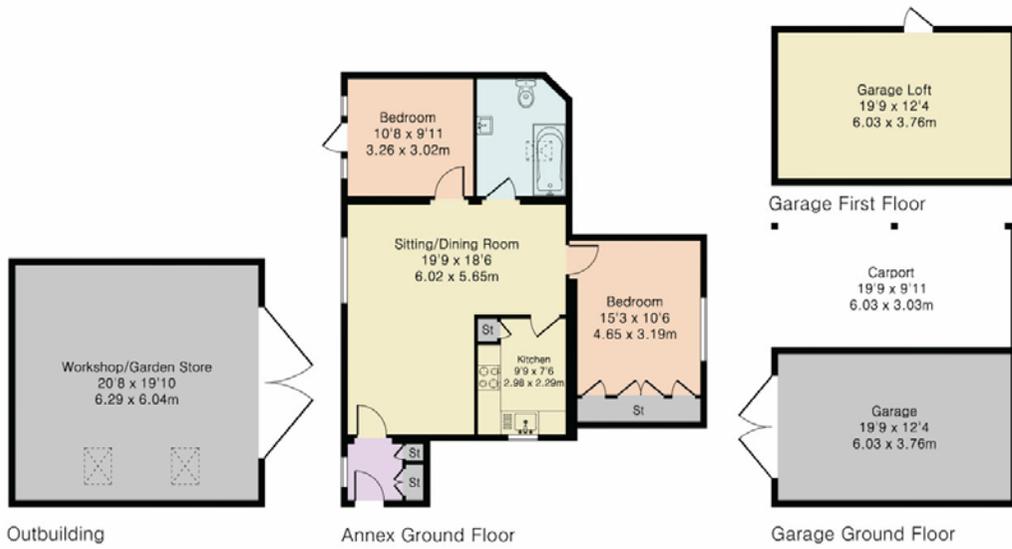
**Tenure:** Freehold with vacant possession on completion.

**Local Authority:** Vale of White Horse District Council

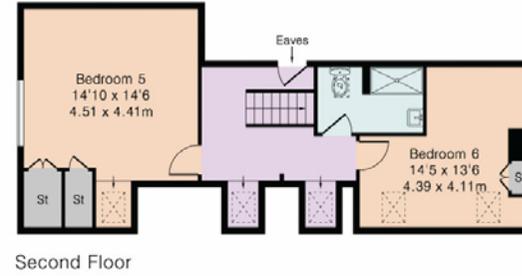
**Council Tax:** Main House: Band G | Bungalow: Band B

**Broadband:** Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](https://checker.ofcom.org.uk). Broadband speeds can be checked here: [checker.ofcom.org.uk](https://checker.ofcom.org.uk)





Approximate Gross Internal Area 5932 sq ft – 552 sq m  
 Ground Floor Area 1884 sq ft – 175 sq m  
 First Floor Area 1794 sq ft – 167 sq m  
 Second Floor Area 595 sq ft – 55 sq m  
 Annex Ground Floor Area 762 sq ft – 71 sq m  
 Garage Ground Floor Area 244 sq ft – 23 sq m  
 Garage First Floor Area 244 sq ft – 23 sq m  
 Outbuilding Area 409 sq ft – 38 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.



## Oxford

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