

TUBNEY WARREN HOUSE

TUBNEY, OXFORDSHIRE



savills



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TUBNEY, ABINGDON, OXFORDSHIRE, OX13 5QJ

Enchanting Georgian Grade II listed family home sitting in about 4 acres.

Abingdon 4 miles, Oxford 8 miles, Didcot Parkway (London Paddington from 42 mins) 11 miles, Oxford Parkway (London Marylebone from 55 mins) 11 miles, Heathrow (Terminal 2) 56 miles, Central London 67 miles (Distances are approximate)

Kitchen/breakfast room • prep kitchen • family room • sitting room • dining room • study
cloakroom • boot room • laundry room/cloakroom • principal bedroom suite
6 further bedrooms (1 with en suite shower room) • 2 family bathrooms

2 bay garage and adjoining lawn tractor shed with room over
tennis court • swimming pool • brick outbuildings

Gardens and grounds of approximately 4 acres

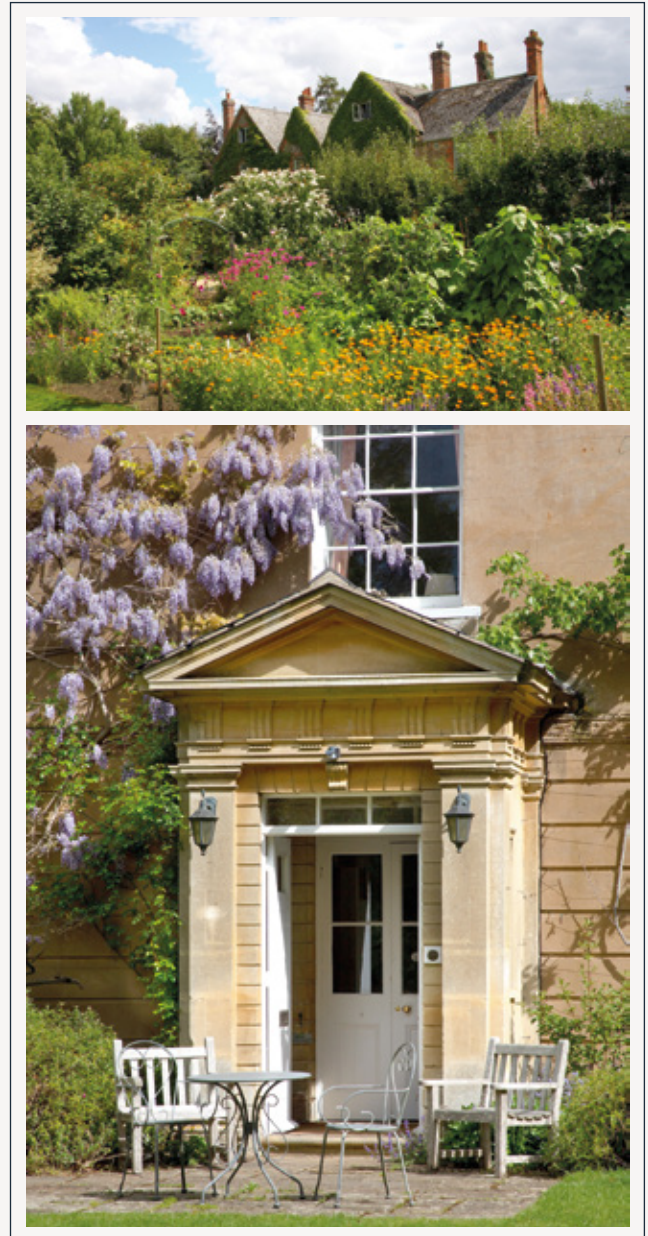
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SITUATION

Tubney Warren House nestles in approximately 4 acres, tucked away at the end of a private lane.

It is ideally situated for easy access to Oxford, London and the North via road and rail links. The A34, just 6 miles away opens up to the national motorway network. Didcot Parkway, Oxford Station and Oxford Parkway offer a fast and regular rail service to London, both Paddington and Marylebone, as well as the North.

Appleton, under 2 miles away, has a community owned village shop and pub, a highly regarded primary school, church, doctor's surgery, cricket club and very active tennis club. Nearby Fyfield has the award winning White Hart, holder of two rosettes and recently voted by Sawdys as one of the top 50 pubs in England.

The market town of Abingdon, with its weekly market, monthly farmers market, and large Waitrose and Tesco is well equipped for everyday shopping needs. The town also has an active rowing club and rugby club.

A wide choice of schooling is on offer in the area including St Hugh's, the Manor, Chandlings, The Dragon and Summerfields prep schools as well as highly regarded senior schools in Oxford and Abingdon including Oxford High, Magdalen, Headington, St Helen & St Katharine's, Abingdon and The Europa School.

The highly acclaimed championship level Frilford Heath Golf Club is under a mile away and wide choice of walks are within easy striking distance.

DESCRIPTION

Grade II listed and believed to date back to 1721 with later additions, Tubney Warren House is an idyllic family home. With considerable outside space, recently re surfaced club size tennis court, 32 x 16ft swimming pool and generously sized, beautifully proportioned rooms inside, the house has everything required for large family get-togethers and for friends to gather.



The typically Georgian Cotswold stone façade with its ornamental frieze, stunning deep sash windows and entrance porch make for a captivating south facing elevation festooned with wisteria. A family home for the last 29 years, it has been lovingly and sensitively restored and enhanced, maintaining period details including tapestry rails in the reception rooms, wooden shutters to the sash windows and plaster ceiling roses.

The front porch and entrance hall welcome you into the heart of the house with its wide oak staircase winding to the upper floors. The ground floor connects all rooms, effortlessly ensuring a pleasing flow which enhances the warmth and feeling of wellbeing of the house.

The kitchen/breakfast room is open to the family room, making a delightfully warm and welcoming space. The farmhouse style kitchen has a 4 door Aga, bespoke painted units and large built in china cupboard, Verde limestone worktops and French doors to the garden. The family end of the room faces south with a big wood burning stove. A second kitchen room housing additional appliances and large Belfast sink is located directly off, making for easy entertaining as well as convenient day to day food and wine storage and preparation.

Superfast broadband is fed by fibre into a generously sized study with a wood A-frame truss to the eaves. This is filled with light thanks to triple aspect windows as well as velux, making this ideal work space both light and spacious. Leading off from the boot room, the study also has a door directly to the garden and its own private patio area.

The charming, south and east facing sitting room with its open fire, floor length sash window and wooden shutters opens directly from the hall. This leads on to the double aspect dining room, also with an open fireplace and deep square bay window looking onto the croquet lawn.

The dining room doubles back to the rear hall and from this one enters a laundry room featuring a Verde

limestone worksurface with further Belfast sink and ample storage along with a toilet and washbasin.

Warmed by the primary boiler, two cellar rooms providing useful extra storage space are easily accessible via a staircase from the hall.

Upstairs, the beautiful principal bedroom suite spans the entire depth of the house. Dual aspect with south and east facing views, this opens to a dressing area and a fitted out walk-in wardrobe.

This leads further to the stunning and stylish bathroom. A slipper bath, tucked beneath the large window, looks straight onto the quintessentially English country garden at the rear of the property. A double vanity unit is clad in limestone, matching the large glazed open shower. A cushioned bench seat adds a quirky and tasteful touch to a bathroom created to be a delightful place.

As well as the family bathroom and adjacent walk in linen cupboard, 3 further good sized bedrooms lead off from the first floor landings, 1 with an en suite shower room. A second staircase leads back down to the rear hall.

On the second floor are 4 further delightful bedrooms and another family bathroom, all with exposed beams, the two main bedrooms looking onto the rear garden. Accessible from one of these, there is also a very large, eaves storage space.

The very essence of the house is a well-loved family home, which it has been for nearly 30 years.

OUTSIDE.

Approached down a private lane lined with daffodils in the Spring, the house sits in the centre of beautifully laid out gardens, wrapping right round the house.

Providing a wonderful point of interest year round at the front by the main lawns sits a large duckpond planted with iris, lilies and a wealth of water planting. This has a characterful small jetty, convenient for canoes to paddle out to the small island and duck house.



Beyond the pond, a woodland area turns different shades through the seasons and is carpeted with snowdrops then bluebells in Spring. Mature trees including lime, copper beech, aspen, silver birch, oak, quince and mulberry trees flourish and create a wonderful woodland view which can be enjoyed from the house.

An arboretum area set to one side of the pond houses not only beautiful beech trees but also a number of more specialist specimens including handkerchief tree.

The recently resurfaced tennis court is ideally oriented in respect of the sun and well sheltered from wind. It has club sized run backs and the court is fitted with retractable LED floodlighting. A large Christmas tree copse provides a backdrop at one end. At the other, an orchard is planted with a range of greengage, mulberry, quince, plum and apple trees. Beyond a beech tree walk and on the way back to the front of the house sits a well attended to croquet lawn, bordered by beds with a lovingly planted array of herbaceous flowers and shrubs.

The rear garden was designed and laid out as a series of 'outside rooms', ideal for a wide range of uses such as badminton, trampolines and party tents. A gravelled rose garden sits centrally, providing a perfect alternative for outside dining to the generous patio that leads off from the kitchen via French windows.

Completely enclosed, the rear walled garden is also set out with a well sized vegetable garden and other gravel terraces.

The large swimming pool, heated by an air source heat pump and with a new electrically operated cover, is ideally situated in one corner. The pool changing house looks onto the pool patio, set into a decking area and pergolas festooned with grapes (donated to the local vineyard), roses and figs.

A dual bay wooden garage with room above lends itself to conversion to an office space, with relevant planning consents. There are also a number of very useful brick outbuildings, one presently used as the chicken house.

Overall, Tubney Warren House has rightly been described as the 'perfect home for all seasons, for all occasions, for the ultimately happy and comfortable life in the country'.

TENURE

Freehold with vacant possession on completion

SERVICES

Mains services connected
Private drainage
Oil central heating
Superfast broadband
Meraki indoor and outdoor wifi system

LOCAL AUTHORITY

Vale of the White Horse
Council tax band G

DATE CODE

Brochure prepared January 2021

VIEWING

Strictly by appointment with Savills Summertown office
01865 339700

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills



Gross internal area (approx) 566.6 sq m / 6099 sq ft (Including Loft Space / Excluding Carport)

Cellar / Basement 33.3 sq m / 358 sq ft

Outbuildings (Stores / Shed) 69.1 sq m / 744 sq ft

Total 669 sq m / 7201 sq ft

Including Limited Use Area (38.5 sq m / 414 sq ft)



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