



A spacious and contemporary family house

131 Abingdon Road, Standlake, Witney, OX29 7QN

Freehold



Entrance hall • sitting room • play room • study • kitchen • garden/dining room • utility room • master bedroom suite with dressing room and bathroom • 4 further bedrooms (2 with en suite bath/shower rooms) • family bathroom • Gardens and paddock • in all about 1.39 acres

Witney 6 miles, Oxford 15 miles, Abingdon 10 miles, Didcot Parkway 15 miles (London Paddington approx 40 mins), Oxford Parkway 16 miles (London Marylebone approx 55 mins)

Directions

From Oxford proceed west on the A40 to Witney. Take the A415 exit towards Abingdon. Continue for about 4 miles into Standlake village. The property will be found on the left after about half a mile, shortly before the junction with the High Street.

Situation

Standlake is a popular and thriving village and boasts a parish church, two public houses, post office, primary school, village hall and the well regarded Oxford Downs cricket club. The village is also surrounded by numerous lakes used for anglers and water sports, as well as wildlife reserves. Nearby Witney provides everyday shopping needs with a weekly market and several large supermarkets, whilst historic Oxford provides all manner of cultural as well as leisure opportunities.

The village is ideally located for easy road links to Oxford, Swindon and London and regular train services from

Oxford Parkway and Didcot Parkway to London.

There is an excellent choice of both state and private schools in Oxford, Witney and Abingdon.

Description

An eco-friendly, well designed family house built in 2012 and significantly extended by the present owners in about 2015. It now boasts 3,288 sq ft of well-proportioned living and entertaining space. The entrance hall leads on to a striking kitchen/garden room with its bi-fold doors set around a 'floating' corner leading directly onto the garden and terrace. Together with the three rooflights, the room is flooded with natural light. The well-designed kitchen boasts a large central island with an extensive range of hand built painted cupboards with Quartz and Silestone worktops, Rangemaster gas cooker, integrated dishwasher and microwave and a Franke boiling tap.

A garden-facing sitting room with glazed French doors and an ample utility room lead directly off the kitchen, as does the access to the double garage with remote controlled doors. From the garden room double doors open onto the





good sized family room which also leads back to the entrance hall where a study, fitted with extensive cupboards, and also a downstairs cloakroom are located.

The master bedroom is of particular note with its walk in, customised dressing room leading on to the bedroom with its high ceiling and views over the garden. The en suite bathroom is spacious and well appointed with a slipper bath, double wall hung basins, large shower and wall integrated TV. There are four further bedrooms, two with en suite shower/bathrooms and a family bathroom. All sanitaryware is contemporary and high quality.

The property has underfloor heating throughout the downstairs. A heat recovery system recycles warm air and filters incoming air providing a real bonus for allergy or hay fever sufferers. Solar panels supplement the hot water. There are also Sonos ceiling speakers in the kitchen and sitting room and outside speakers to the terrace.

Outside

Electric wooden gates open on to the gravelled drive bordered by mature beech hedging and trees is a pleasing approach to the property. The rear garden, which opens on to the adjoining paddock, is mainly laid to lawn with a variety of mature fruit trees and a fire pit. In all the grounds extend to about 1.39 acres.

Services

Mains water, electricity and drainage are connected. Propane gas-fired central heating. Solar panels to supplement the hot water.

Tenure

Freehold with vacant possession on completion

Local Authority

West Oxfordshire District Council: 01993 861000
Council tax band F

Viewings

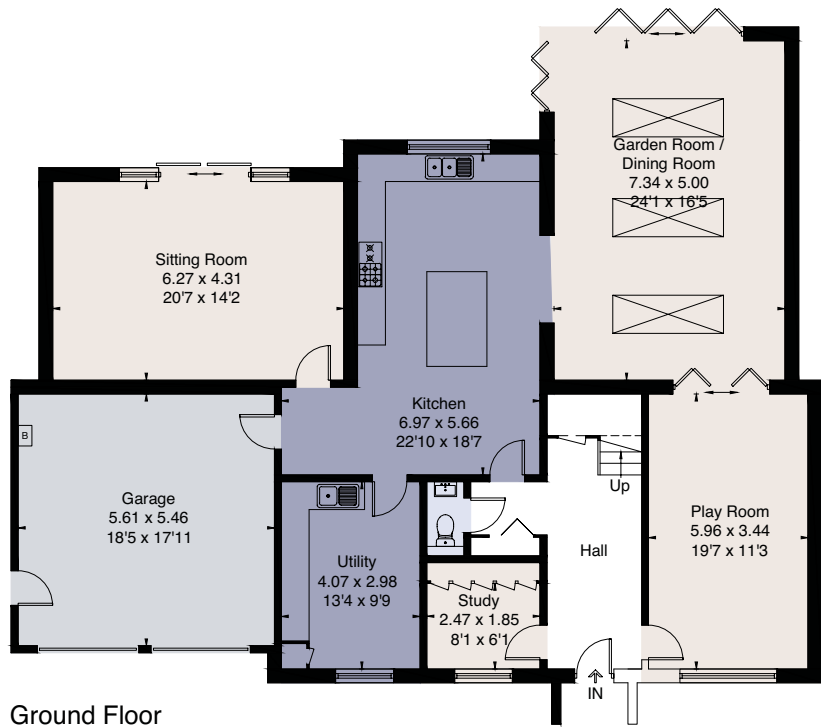
Strictly by appointment with Savills.

Prior to making an appointment to view Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Fixtures, fittings, etc

Items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded including the pendant light in the garden room and the free standing side board in the kitchen.

131 Abingdon Road, Standlake, Witney, OX29 7QN
Gross internal area (approx) 305.5 sq m / 3288 sq ft
Garage 30.2 sq m / 325 sq ft
Total 335.7 sq m / 3613 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)



For identification only. Not to scale. © 20/01/22 HW

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by wordperfectprint.com

