

CULHAM COURT

CULHAM • ABINGDON • OXFORDSHIRE





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OXFORDSHIRE • OX14 3BN

BEAUTIFUL AND IMPRESSIVE GRADE
II LISTED HOME WITH SEPARATE
COTTAGE, SET IN ABOUT 2 ACRES

Abingdon 1 mile, Dorchester upon Thames 5 miles, Didcot Parkway Station (London Paddington from 42 minutes) 5 miles, Wallingford 8 miles, Oxford 7.5 miles, M40 (J7) 11.8 miles, Oxford Parkway Station (London Marylebone from 55 minutes) 13 miles, Henley-on-Thames 20 miles, Heathrow (Terminal 2) 47 miles, Central London 57 miles

3 reception rooms ▪ kitchen/breakfast room ▪ study ▪ sewing room/second study
utility/cloakroom ▪ 8 bedrooms ▪ 4 bathrooms (3 en suite) ▪ detached 3 bedroom
cottage with private garden ▪ coach house with 2 bay garage ▪ workshop ▪ 2 stables
and tack room ▪ gardens and grounds of about 2 acres



DIRECTIONS

M40 from the north, exit J9 A34 towards Abingdon. Exit the A34 at Abingdon, travel east through the town taking the A415 towards Dorchester. Continue for approx. 1.5 miles and the driveway to Culham Court will be found on the right.

M40 from London, exit J7 and take the A329 through Stadhampton, then the B4015 to Clifton Hampden. At the traffic lights at /Clifton Hampden turn right onto the A415. After approx. 2.7 miles and shortly after another set of traffic lights the driveway to Culham Court will be found on the left.

SITUATION

Culham Court nestles in approximately two acres of grounds within a conservation area, less than a mile's walk from The River Thames. It is ideally situated for easy access to Oxford, Abingdon, London, the Science Parks and the Oxford hospitals. There are primary schools nearby in Abingdon and Clifden Hampden and a good number of highly regarded schools in Abingdon and Oxford, with the Europa School being just over half a mile away. There is a shop and Post Office at Clifton Hampden and nearby Sutton Courtenay has a choice of popular pubs and also The Fish restaurant.

There are extensive footpaths and bridleways in the surrounding area and there is a right of access from the garden gate down to The Thames and beyond to Sutton Courtenay.

The market town of Abingdon has a comprehensive choice for everyday shopping requirements and sporting facilities. Historic Dorchester-on-Thames and Oxford present a myriad of cultural opportunities and pastimes together with more extensive shopping.



DESCRIPTION

Built in 1758 of locally made red brick under a copper roof, Culham Court is a quintessential and striking example of Georgian architecture. Later additions in 1816 added the rare and unusual triple serpentine façade to the south facing rear of the house with bricks hand made locally specifically for the purpose. The large paned Georgian sashes also required hand-made curved glass, some of which is still in situ today.

The handsome front door, with its ornate fan light and typically Georgian columned porch, affords an impressive entrance. The welcoming central entrance hall opens right up to the back of the house affording views to the garden beyond through the glazed rear door. The triple aspect drawing room is a delight with its parquet flooring, open fireplace, original working wooden shutters and cornice and dado rail detailing. Glazed leaded light doors open to the terrace. A study leads off, also with a door to the terrace. The generous dining room, with parquet flooring, open fireplace and wooden shutters, is accessed from the hallway, kitchen and family room, ensuring a seamless and easy flow to that part of the house. The welcoming kitchen/breakfast room has a two door Aga, a most attractive dresser to the length of one wall, with access to the rear hallway and also views over the garden to the front.





The rear/inner hall has access to the kitchen, utility/ cloakroom and the cosy sitting room which has an open fire and double doors to the terrace.

The staircase is of particular note with its pleasing wide, low riser treads and oak handrail winding to the first and second floors. The large roof light at the top floods the centre of the house with natural light. The striking principal bedroom suite stretches from front to rear of the house with its own dressing area and en suite bathroom with separate shower and dual vanity unit with marble surround. Also on the first floor is a charming guest bedroom suite with two bedrooms and a shared bathroom.

The second floor with its galleried landing has five further bedrooms and two bathrooms (one en suite) with a further room, at present used as a sewing room, but would lend itself to be a second study. There is also a large walk-in linen cupboard.

The essence of Culham Court is a well-loved family home, which it has been for nearly 40 years.







OUTSIDE

Approached via a private driveway, the house is set back behind lawns and mature Yew hedging. A gate in the garden wall opens to the stunning, mostly walled gardens comprising; extensive lawns, beautiful established deep herbaceous borders, many mature trees and an unusual Oxbow pond, making an ideal setting for families to gather, enjoy and to entertain. A large flagged terrace mirrors the curves of the rear of the house and stretches the width. There is a utility area to the side of the house which houses the oil tank and boiler and there is also a greenhouse. The garden also has an original Georgian ice-house.

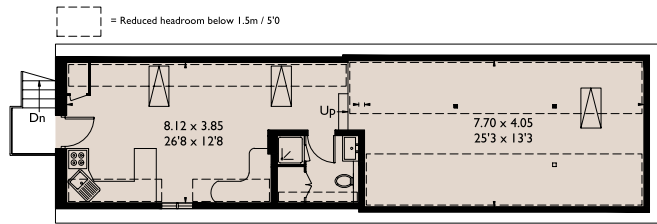
The front driveway leads on to a large courtyard where the Coach House and Cottage are situated. The Coach House comprises a double bay garage with generous room above, workshop, tack room and two stables all brick under a tiled roof.

THE COTTAGE

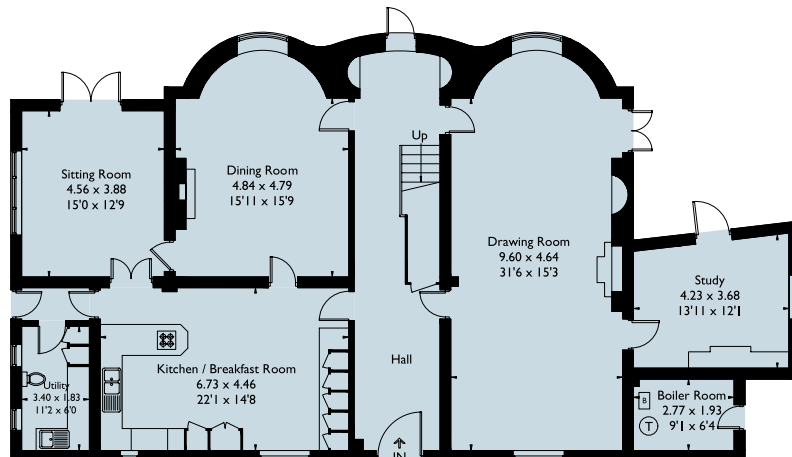
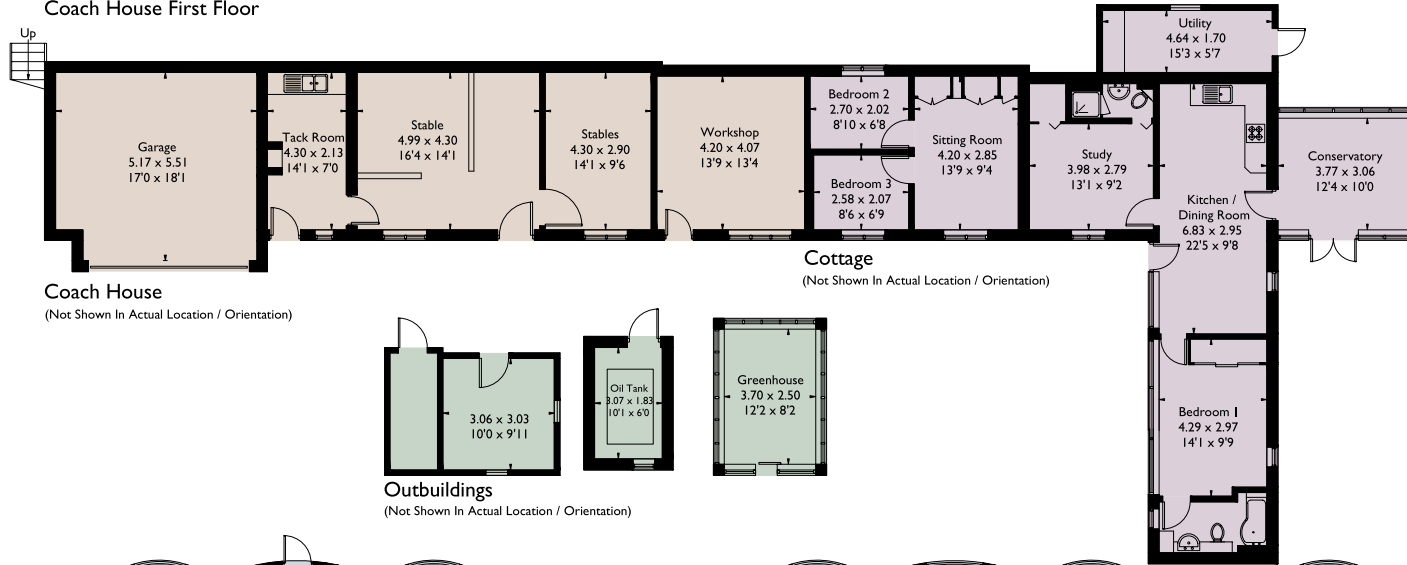
The guest/staff cottage comprises; three bedrooms, two bathrooms, kitchen/breakfast room, sitting room, study and conservatory and has its own private garden at the rear.



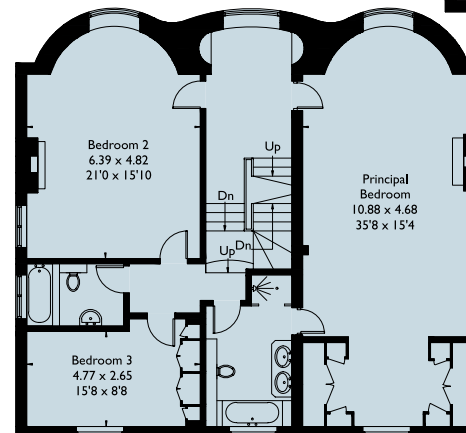
Approximate Gross Internal Area
House: 447.4 sq m / 4816 sq ft
Cottage: 116.5 sq m / 1254 sq ft
Coach House: 136.1 sq m / 1464
Outbuildings: 28.7 sq m / 309 sq ft
Total: 728.7 sq m / 7844 sq ft



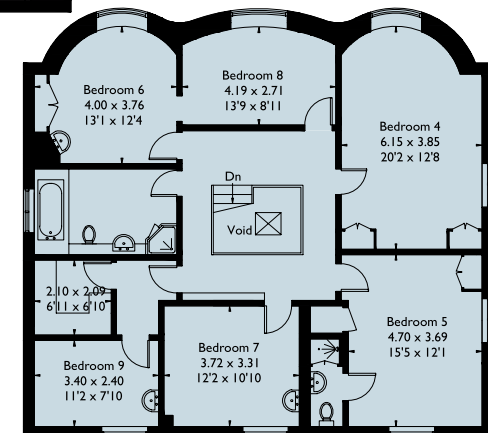
Coach House First Floor



Ground Floor



First Floor



Second Floor

Tenure

Freehold with vacant possession on completion.

Services

Mains water and electric are connected. Oil central heating. LPG for the Aga. Private drainage. Good broadband speed.

Local Authority

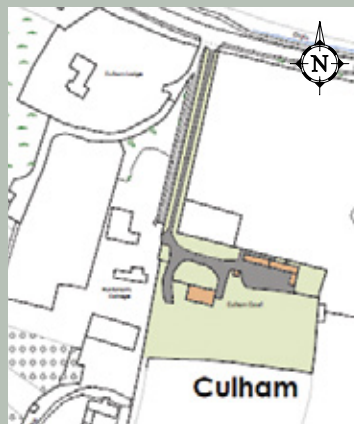
South Oxfordshire District Council.
Council tax band G.

Viewing

Strictly by appointment with ..Savills
Summertown office 01865 339700 and Knight
Frank Summertown office 01865 790077.

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 or Knight Frank.



IMPORTANT NOTICE

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