



# Substantial family house in about 7.3 acres

Woodlands, Oxford Road, Frilford Heath, Abingdon, Oxfordshire, OX13 5NN

Freehold





Reception hall • 3 reception rooms & orangery  
• kitchen/breakfast room • cloakroom & utility/  
boot room • 6 bedrooms (2 en suite) • family bathroom  
& shower room • detached double garage • gardens  
& woodland with stream

#### Local Information

Frilford Heath lies just eight miles south west of Oxford and within five miles of Abingdon. It is just by Frilford Heath Golf Club, with its three spectacular courses. The A34 is three miles away, and Didcot Parkway Station is ten miles away. There is access to schools in Oxford and Abington, and Millets Farm Shop and several pubs and restaurants are within a short drive.

#### Directions

From Oxford, proceed south west on the A420 to Swindon. Turn left on the A338 to Wantage. Continue along this road, passing the Tubney junction. Woodlands is the first property on the right.

#### About this property

Built in 1994, Woodlands is a substantial detached house set in mature gardens and grounds with woodland and a stream. Built in a Georgian style, the property includes features typical of the era, including an impressive central staircase, well-proportioned rooms with high ceilings, sash windows and an attractive stone pillar entrance. With 4,199 sq ft arranged over three floors, it is ideally configured for both entertaining and family living. Arranged off the impressive reception hall, the ground floor has two large reception rooms,

a cloakroom, and a recent addition is the attractive orangery overlooking the garden. There is also a kitchen/breakfast room with utility/boot room and separate cloakroom. On the first floor, leading off the galleried landing, are the principal bedroom suite, guest bedroom suite, two further bedrooms and the family bathroom. There are two further bedrooms and a shower room on the second floor.

The property is approached via double gates opening to a gravelled drive leading to a generous parking area in front of the house and double garage. The gardens are a particularly attractive feature. They are principally laid to lawn, interspersed with a variety of mature trees, shrubs and borders. The formal garden adjoins the woodland which continues with footpaths leading to a secluded area with a stream running along the rear boundary. In all about 7.3 acres.

**Services:** Mains water, drainage and electricity. Oil-fired heating. Photovoltaic power and storage array, heat pump.

**Tenure:** Freehold

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







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**Approximate Floor Area** 390.1 sq m / 4199 sq ft

(Including Attic Space & Excluding Void)

**Garage** 35.6 sq m / 383 sq ft

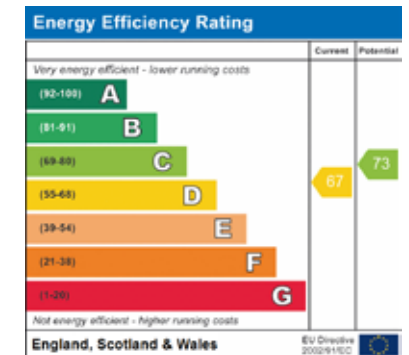
**Total** 425.7 sq m / 4582 sq ft



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**Ronnie van der Ploeg**  
Savills Summertown, Oxford  
**01865 339 705**  
summertown@savills.com



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