



Lovely spacious family home

Pennwood, Milton Hill, Oxfordshire, OX14 4DP

Freehold





Lovely spacious family home offering infinite opportunities

Kitchen/breakfast room • sun room • dining room • drawing room • study • family room • utility room • boot room • 2 cloakrooms • principal bedroom suite • guest bedroom suite • 2 further bedrooms • family shower room • self-contained flat • 3 bay garage with flat above • cinema room • barbeque loggia • 3 workshops • sheds • paddock • in all about 1.5 acres • EPC = D

Distances

Didcot Parkway (London Paddington from 42 minutes) 3.6 miles, Abingdon 6 miles, Oxford 14 miles, Oxford Parkway (London Marylebone from 55 minutes) 17 miles, M40 J6 22 miles. (All distances and times are approximate)

Directions

From the A34 Milton Interchange take the A4310 towards Wantage. After approximately one mile turn left onto Milton Hill (shortly after Q Garden Farm Shop). The property will be found after a short distance on the right.

Situation

Pennwood is ideally situated for easy access to Oxford, Harwell and Culham Science Parks, the motorway and rail networks via the A34 and to central London. Regular bus services also run every 30 minutes to Oxford, Abingdon and Didcot Parkway. The property has far reaching, uninterrupted south/easterly views, with many footpaths, bridleways and trails in the immediate vicinity. There is also a fishing lake, riding school and popular local pub, The Packhorse, nearby, as well as

an award winning local farm shop. A wide range of highly regarded schools are available in the area, both state and private, including Didcot Girls' School, St Helen and St Katharine, Abingdon School and Radley. Nearby market towns of Wantage and Abingdon offer a wide choice for everyday shopping and sporting needs. Historical Oxford presents all manner of cultural pastimes as well as more extensive shopping opportunities.

Description

Pennwood is an immaculate family home with spacious and well thought out accommodation with much consideration into the practicalities of everyday family living. The large entrance hall with its oak floor and bespoke oak winding staircase, opening to the striking galleried landing, is at the heart of the house with all main rooms leading off.





The contemporary kitchen/ breakfast room with its sleek design and granite worktops, stone floor, four oven Aga and a circular breakfast bar is a welcoming family room. Steps lead down to a delightful sunroom with doors opening to the garden. Both the drawing room and dining room are large, light airy rooms with working fireplaces and bi-folding doors opening onto the terrace. A study and cloakroom are also situated off the hall. From the kitchen a rear hall leads on to a custom-made oak boot room, family room, cloakroom and utility room. From here a door opens to a small hallway with stairs leading to a delightful, self-contained, one bedroom flat.

The galleried landing on the first floor has full height oak cupboards and shelves to one side with an inviting window seat opposite. The principal bedroom suite is of particular note with views over the garden and beyond. The bespoke dressing room has been beautifully designed using Walnut. The en suite has a double vanity unit with a walk-through shower. The guest bedroom with its double doors opening to a Juliet balcony has an en suite shower room and separate sitting area. There are two further bedrooms and a family shower room.

Outside

Pennwood is approached under a canopy of mature trees through a wooden gate. On entering there is ample parking and a three bay timber framed garage (one with lockable doors) and steps to a self-contained, one bedroom annexe.

The gardens, designed by the reputable Nicholsons, experts in maximising the surroundings, detail Yew and Beech hedging, mature herbaceous borders and a circular box and lavender feature with its central copper spherical sculpture. A purpose-built barbeque loggia with its own fireplace nestles in a corner of the garden.

The Crown Pavilion built cinema room, with its Cedar cladding, bi-folding doors, cinema room, bar, cloakroom and separate under cover hot tub adds another dimension to the garden. It is also air conditioned and has heating. A gate leads on to the paddock beyond.

On entering the driveway it immediately splits to a second driveway leading on to outbuildings and workshops. The main workshop is extensive with pedestrian and vehicular access. oak framed under a tiled roof, it is equipped with a substantial workbench, boarded out loft space and industrial wood burner. Power and water are connected. A second workshop, and with vehicular access has stairs to a large storage area above. Power is connected.



A third smaller workshop, also with power, has pedestrian access and a woodshed to one side. Behind the workshops, also with access from the main garden, is the vegetable and cutting garden, a further lawn and a chicken run. There are two further double length storage/garden sheds.

The extensive workshops and sheds would easily lend themselves to a variety of uses including a small business.

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.

Tenure

Freehold with vacant possession on completion.

Services

All mains services are connected. Gas central heating. Fibre optic broadband.

Local Authority

Vale of the White Horse.
Council tax band G.

Viewing

Strictly by appointment with
Savills Summertown office
01865 339700.



Pennwood, Milton Hill, Oxfordshire, OX14 4DP

Gross internal area (approx) 449.9 sq m/4843 sq ft (Excluding Void / Sheds)

Outbuilding 75 sq m/807 sq ft, **Garage** 66.2 sq m/712 sq ft

Workshop 46.4 sq m/499 sq ft, **Home Cinema** 26.3 sq m/283 sq ft

Total 663.8 sq m/7144 sq ft



savills

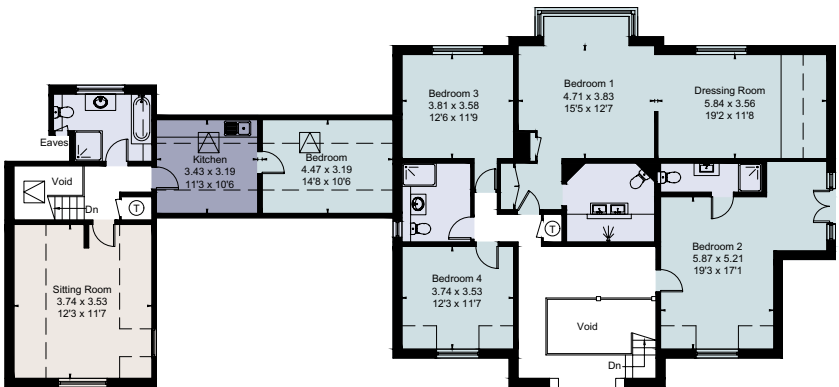
savills.co.uk

Charles Elsmore-Wickens

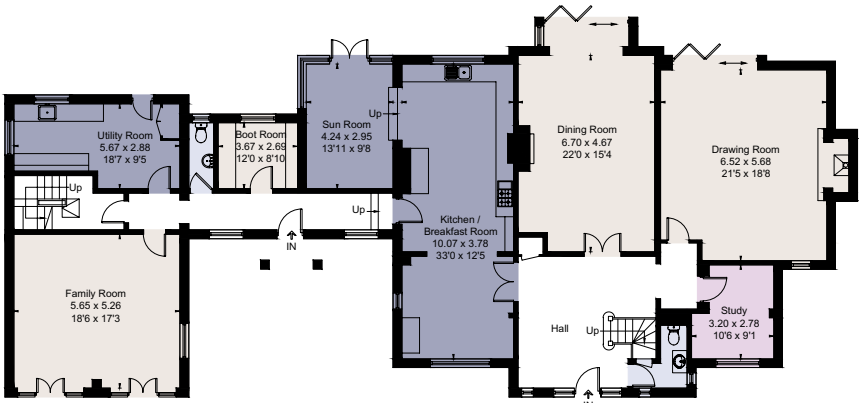
Savills Summertown, Oxford

01865 339702

cewickens@savills.com

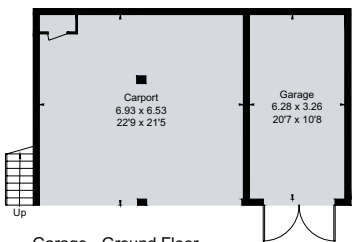


First Floor

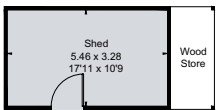


Ground Floor

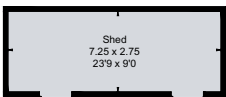
□ Reduced head height below 1.5m



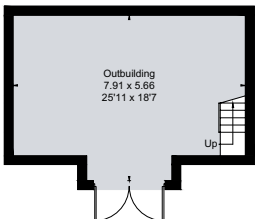
Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



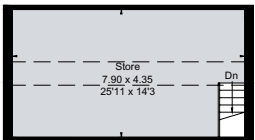
(Not Shown In Actual Location / Orientation)



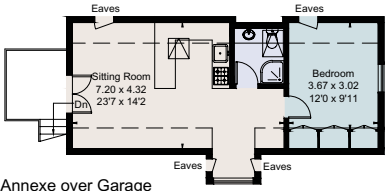
(Not Shown In Actual Location / Orientation)



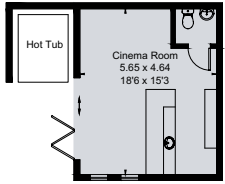
Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



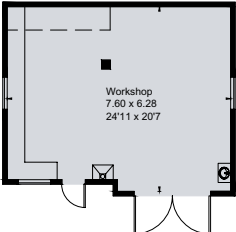
Outbuilding - First Floor



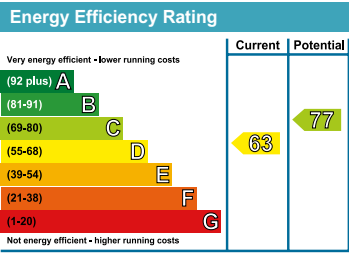
Annexe over Garage



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 20/09/16 IW

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. Photographs taken and brochure prepared September 2020. Brochure by wordperfectprint.com

