



Well located family house with large garden

Pippins, Cox Lane, Stanton St John, OX33 1HW

Freehold





Reception hall • open plan kitchen/dining/family room
• drawing room • utility room • cloakroom • 5 bedrooms
• 3 bath/shower rooms • attached garage • gravel parking
• terrace and gardens

Situation

Stanton St. John is situated in attractive countryside about 4 miles north east of the City of Oxford. The sought after village has a 12th century parish church, St John the Baptist, a village shop, nursery school, the Talkhouse gastro pub, recreation grounds and Rectory Farm shop with cafe. For walkers, there are many footpaths and bridleways from the village. There is a doctor's surgery in neighbouring Islip and more extensive amenities are found in Headington, Wheatley, Oxford, Thame and Bicester.

Communication is excellent with M40 (J8a) about 4.5 miles and the Chiltern mainline rail serves London from either Oxford Parkway, 7 miles (Marylebone from 55 minutes) or Islip 3.5 miles. The 'Oxford Tube' coach from Thornhill Park and Ride has services to London and Heathrow.

The village is well located for a wide selection of both state and independent schools including primary in the neighbouring villages of Beckley and Islip and state secondary at Wheatley Park School and Cheney School, Headington. Independent schools include:- the Oxford Montessori, preparatory at Rye St Antony, Summer Fields and the Dragon School and senior independent at Magdalen College, Headington, St Edwards, D'overbroeck's,

Oxford High and others, as well as the Abingdon schools.

Directions (OX33 1HW)

Leaving Oxford on the A40 in the direction of London/M40, at the Headington roundabout take the exit sign-posted Beckley/Stanton St John. At the junction with the B4027 turn right to Stanton St. John and Cox Lane is the second left. Pippins is found a short distance on the right.

From London on the M40 north, leave at J8 signed to Oxford. Follow the A40 dual carriageway into Oxford and at the Headington roundabout follow directions as above.



Description

Situated in an elevated position, Pippins sits well on its generous plot. The original structure was constructed in the 1970s, and has since been significantly extended and remodelled. Built of part rendered brick and stone beneath a slate roof, well laid out accommodation extends to about 2300 sq. ft.

The central reception hall, with built in study area, opens to all other ground floor spaces. The dual aspect drawing room has an open fire and French doors to the terrace. The heart of the home is the open plan kitchen-dining-family room which, with engineered wooden floors and French doors, overlooks the gardens. The kitchen area has fitted units and appliances include integral dishwasher, fridge and gas range oven. There is a separate utility room with fitted units and space for white goods. The attached single garage can be accessed internally from the hall. On the first floor the principal bedroom enjoys open views to the rear and has an ensuite bathroom. There are four further bedrooms, one ensuite and a family bathroom.

Outside, there is an area of gravel parking to the front of the property. At the rear there is a wide south facing terrace and steps down to the garden which is mainly laid to lawn with shrubs, trees and flower beds.

Agent's note

The garden and its outlook are within the village conservation area and, to preserve the open character of the views, there are covenants on this and surrounding gardens preventing the construction of any structures on the land.

Services

Mains water, drainage, gas and electricity. Security system.

Local Authority

South Oxfordshire District Council 01235 422422

Fixtures & Fittings

Those items mentioned in these sales particulars are included in the sale. All other fixtures and fittings including are expressly excluded. Certain such items may be available by separate negotiation. Contact selling agents for more information.

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Photographs taken and brochure prepared June 2021





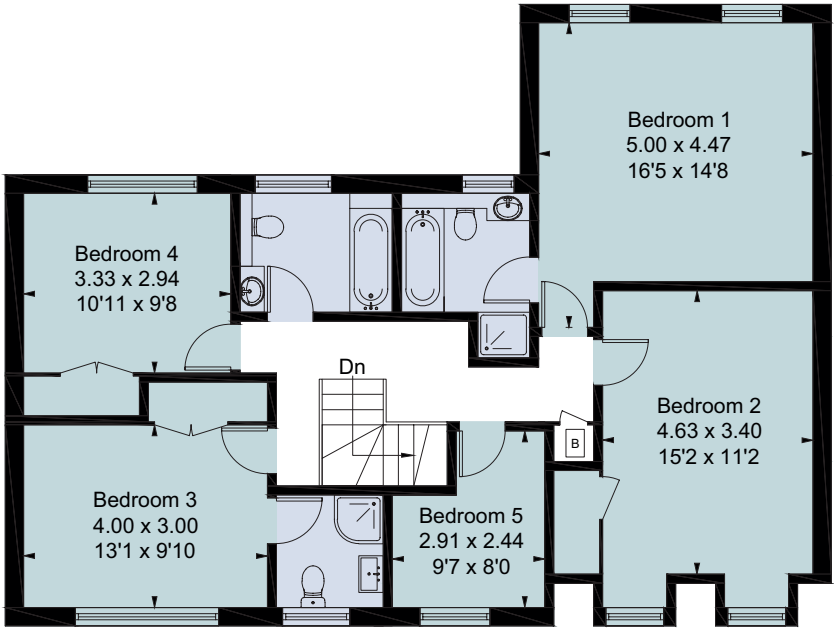
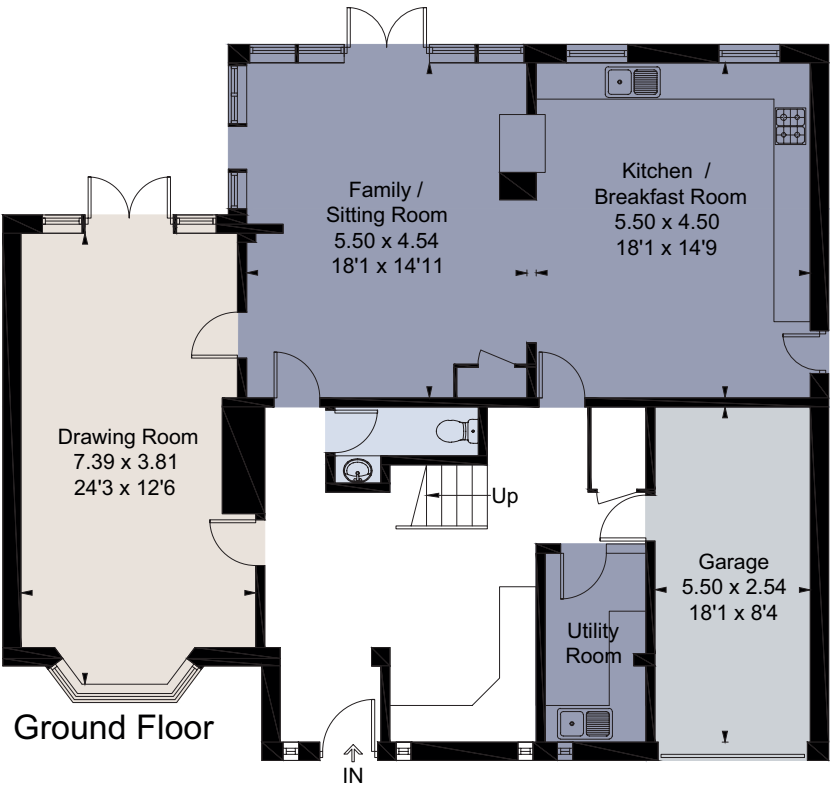
Pippins, Cox Lane, Stanton St John, OX33 1HW
Approximate Floor Area 213.3 sq m / 2296 sq ft
Garage 13.9 sq m / 150 sq ft
Total 227.2 sq m / 2446 sq ft



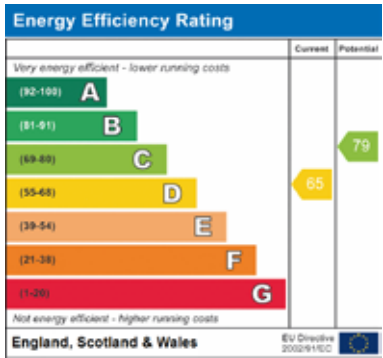
savills

savills.co.uk

Nicky Quentel
Savills Oxford
01865 339716
nquentel@savills.com



First Floor



For identification only. Not to scale. © 210618NQ

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 fourwalls-group.com

