The Lodge

COGGES LANE, STANTON HARCOURT, OXFORDSHIRE, OX29 5AH

savills

The Lodge

COGGES LANE
STANTON HARCOURT
OXFORDSHIRE
OX29 5AH

Substantial family home in rural setting with mature gardens extending to about 1.4 acres

Oxford 10 miles, Witney 6 miles, Eynsham 3.6 miles (distances are approximate)

Porch • entrance hall • sitting room • dining room
garden room • kitchen/breakfast room
study/play room • utility room • pantry • WC

4 bedrooms • 3 bath/shower rooms (bedroom 5 with kitchenette, shower room and separate external access)

Attached open bay garage • detached stable/store log store

Ample parking • gardens and grounds

In all about 1.4 acres

Directions

From Oxford proceed west on the A40 towards Witney. At the Eynsham roundabout, just beyond the BP service station, turn left onto the B4449 as signed to Stanton Harcourt. Proceed through Sutton and past the turning to Stanton Harcourt, following the signs to Witney and Standlake. At the next junction take the right turn to Cogges (single track). Proceed down the lane and turn left on the second drive to the left. The drive will fork immediately and take the left hand fork. Proceed all the way along and through the 5 bar gate, entering The Lodge.

Situation

Stanton Harcourt is located north of the River Thames between the market towns of Witney and Abingdon, about 10 miles due west of Oxford. Amenities in the village include a primary school, parish church, village shop with outreach post office and The Harcourt Arms public house which is due to reopen in 2018. Every day amenities can be found at Eynsham and the larger market town of Witney, with the historic city of Oxford for extensive cultural and leisure facilities.

The new Oxford Parkway railway station offers regular services to London Marylebone in approximately 55 minutes. Alternatively, Didcot Parkway offers frequent trains to London Paddington in approximately 40 minutes.

The area offers an excellent choice of schools including state secondary schools at Bartholomew's in Eynsham, Wood Green and Henry Box in Witney and independent schools at Cokethorpe, St Hugh's as well as those at Oxford and Abingdon, including Abingdon School, Magdalen College School and The School of St Helen & St Katharine.

Description

In a rural setting a short distance from the village, The Lodge dates to the 1960's when it was an ancillary dwelling to the Old Vicarage, and has evolved over the years. Built of reconstituted stone under a tiled roof, the property has been well maintained by the current owners and it has also been more recently extended and updated in 2010/11.

Accommodation is spacious and versatile lending itself to family living and entertaining. A glazed porch opens to the hallway with Karndean Spring Oak flooring and staircase rising to the first floor. More formal reception rooms including sitting room with Clearview wood burner and double doors to the garden room, itself with sliding doors to the gardens. The dining room is accessed from the hall, kitchen and garden room. The kitchen/breakfast room is well conceived with built-in units, granite lite work surfaces, Esse range cooker and integrated appliances including Bosch built-in electric oven, microwave, hob and extractor fan. There is a walk-in pantry and double French doors from the breakfast area to the terrace. A study accessed from the breakfast area could alternatively be used as a play room depending on needs. Also on the ground floor are a utility room with fitted units and a WC.

On the first floor the main bedroom has fitted cupboards and en suite bathroom with Heritage suite and Aqualisa power shower. There are three further bedrooms, two with fitted cupboards, one with an en suite bathroom as well as a family bathroom. A further large bedroom with dining/sitting area with balcony overlooking the gardens, kitchenette and shower room has separate independent access by external steps and offers scope for use as an annexe for live-in staff or dependent relatives.

Outside, the property is approached along a long private drive to ample parking to the front. There is an attached open double garage. A detached stable/outbuilding with concrete floor and power is ideal for a store/workshop. Kennelling area for dogs.

Level gardens adjoin neighbouring woodland. Established trees include beech and chestnut. A rose clad rear facade is backdrop to the terrace. There are raised vegetable beds and fruit trees including apple, cherry, plum and damson.

VIEWINGS: Strictly, by appointment with Savills.

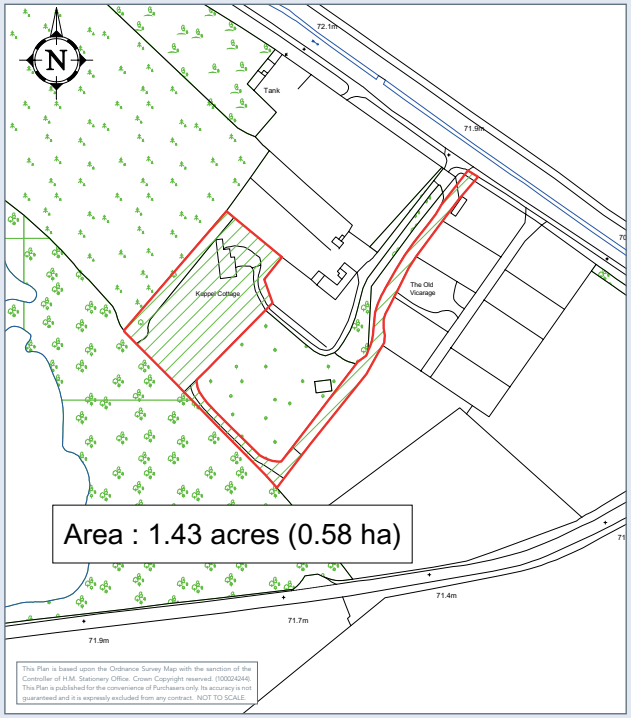
SERVICES: Mains water and electricity. Private drainage. Oil fired boiler. Security alarm. Gigaclear full fibre Gigabit broadband.

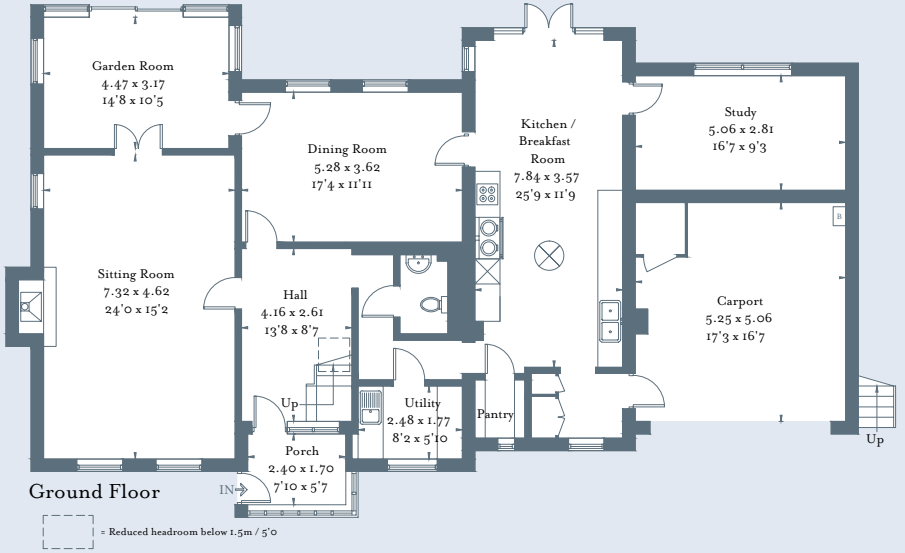
TENURE: Freehold with vacant possession on completion.

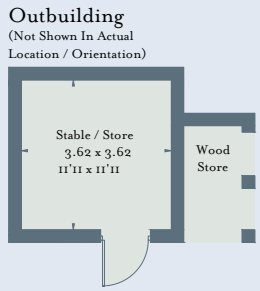
Fixtures & Fittings: Those items mentioned in the details are included in the sale as are fitted carpets, and light fittings. Curtains and other items may be available by separate negotiation. Contact selling agents for further information.

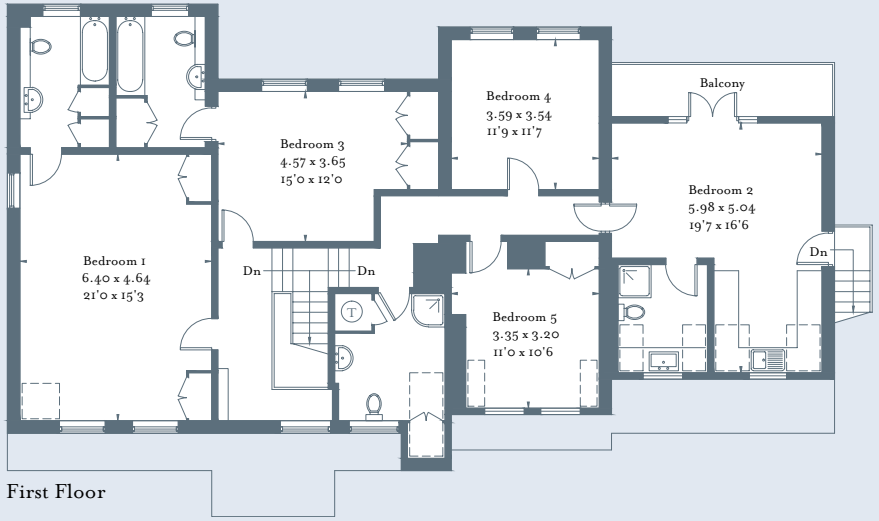
Local Authority: West Oxfordshire District Council, Council tax band E

Postcode: OX29 5AH





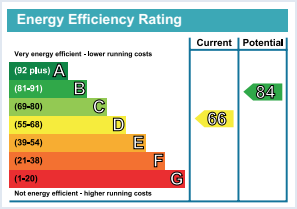




Gross Internal Area (approx)
305.3 sq m / 3286 sq ft
(Excluding Carport)
Outbuilding = 12.9 sq m / 138 sq ft
Total = 318.2 sq m / 3425 sq ft
For identification only. Not to scale.

Important Notice

Savills, their 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 June 2017. 18/03/26 NQ



Savills Summertown
256 Banbury Road, Summertown,
Oxford. OX2 7DE
summertown@savills.com
01865 339700

OnTheMarket.com

savills