



THE TUBNEY HOUSE ESTATE

TUBNEY, OXFORDSHIRE



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TUBNEY, OXFORDSHIRE OX13 5QH

Impressive and substantial Grade II listed house with extensive ancillary accommodation and land

TUBNEY HOUSE:

Grand entrance hall, four main reception rooms, 12 rooms over first and second floor, three stair cases, kitchens, cloakrooms, boiler room, cellar

Total of about 11,700sq ft

PANTHERA BUILDING

Residential educational resource with ten bedrooms, bathrooms, common room and kitchen

THE COTTAGE

Kitchen/dining room, pantry, hall, sitting room, 2 bedrooms, bathroom

SOUTH LODGE

Kitchen, sitting room, dining room, bathroom, 2 bedrooms

Arable land, paddocks, woodland, Gardens

In all approximately 73.18 acres

Guide Price: £4,500,000

Abingdon 4.8 miles, Oxford 8 miles, Didcot Parkway (London Paddington from 42 mins) 10.1 miles, Oxford Parkway (London Marylebone from 55 mins) 11 miles, Heathrow (Terminal 2) 56 miles, Central London 67 miles
(Distances are approximate)



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DIRECTIONS

From London take the M4 or M40 to Oxford. From Oxford take A420 towards Swindon. After approximately 5 miles take the first exit off the roundabout onto A338 towards Wantage. After 1.2 miles turn left to Tubney village. After 0.7 mile the driveway to Tubney House can be found on the right.

SITUATION

The Tubney House Estate is set within approximately 71 acres and is tucked away at the end of a private lane.

Presently the headquarters of an international wildlife conservation research organisation, the accommodation is flexible and could be retained as offices, with ancillary accommodation, or reinstated as a private house.

Ideally situated for easy access to Oxford, London and the North via road and rail links. The A34, just six miles away opens to the national motorway network. Didcot Parkway and Oxford Parkway both offer fast and regular rail services to both Paddington and Marylebone respectively, as well as to the north.

LOCAL AMENITIES

Appleton, under 2 miles away boasts a community owned village shop, 2 pubs, a highly regarded primary school and pre-school, church, doctor's surgery and cricket club. Nearby Fyfield has The White Hart, voted by Sawdays as one of the top 50 pubs in England to visit post lockdown.

The market town of Abingdon with its weekly market, monthly farmers market and 2 large supermarkets is well equipped for everyday shopping needs. The town also has an active rowing club and rugby club.

A wide choice of schooling is on offer in the area including St Hugh's, Chandlings, The Dragon and Summerfields prep schools as well as the Oxford and Abingdon highly regarded senior schools including Oxford High, Magdalen, Headington, St Helen & St Katharine's, Abingdon and The Europa School.





HISTORY

In 1479 the widow of Sir John Lenham passed Tubney Manor to William de Waynflete, the Bishop of Winchester, for his foundation of Magdalen College.

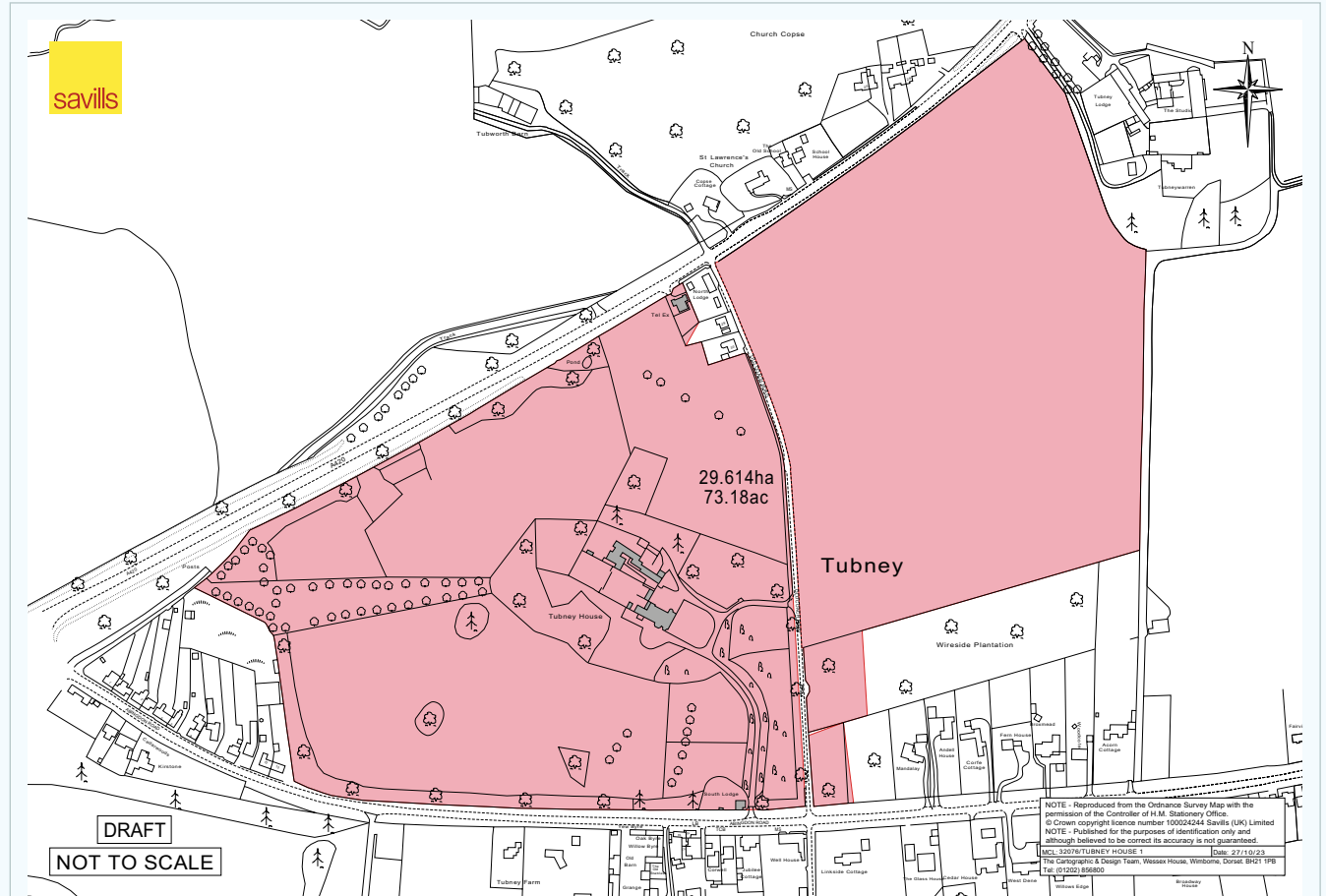
The earliest part of Tubney House, "The Gollds", built in 1537, forms the eastern section of the present building, with cellars below, and is thought to have originally been a hunting lodge to Tubney Manor. Architectural details still exist and indicate that the original entrance would have been to the east wall.

In 1811 major works were carried out by the then tenant, a Mr Lockhard, to extensively add to The Gollds and create a country house. Gothic crenulations and pointed Gothic windows were included. Also the present Gothic hall and staircase, along with the library (now the lecture hall) and the first floor great parlour (now the common room). Also at this time, the kitchen was added as well as the kitchen yard and servants' staircases, and possibly the walled kitchen garden. Improvements and additions continued throughout the 19th century.

In October 2004, conversion of the house was complete, for the next phase in the house's history, when it was allocated as the headquarters of a new international conservation centre, which it has remained until the present day.

Throughout the renovation of The Tubney House Estate, great care has been taken to use original materials where possible, including doors, stone and wooden floorboards and original Gothic carvings have been carefully repainted and restored.

Architectural features still intact include the Gothic hallway, with its stunning Gothic staircase, ceiling roundels and elaborately carved cornicing. Gothic panelled doors and windows, with wooden shutters intact, and the red and blue/black quarry tiled kitchen passage floor, amongst other architecturally interesting features.





DESCRIPTION

TUBNEY HOUSE

About 11,700 sq ft over three floors. Impressive Grade II Listed country house. Presently formed as extensive offices, including major reception rooms, lecture hall and board room.

PANTHERA BUILDING

Converted former barn and stables. Presently provides residential educational facilities including: ten bedrooms, two shower rooms (including disabled access), two cloakrooms, lecture room, common room, kitchen/dining room, lobby.

Under floor heating throughout.

THE COTTAGE

Two bed cottage attached to both the Panthera building and display barn.

SOUTH LODGE

Two bed cottage situated at the entrance gate.

OUTSIDE

LAND EAST OF OLD COACH ROAD

Arable: Farm Business Tenancy, about 31.93 acres

LAND WEST OF OLD COACH ROAD

Gardens, paddocks and woodland extending to about 41.25 acres.

TENURE

Freehold with vacant possession on completion

SERVICES

Mains electric and water connected to all.
Oil central heating to all.
Private drainage to all.

LOCAL AUTHORITY

Vale of the White Horse
Council code: B1 Research offices (Class E)

VIEWING

Strictly by appointment with Savills Summertown office.
Tel: 01865 339700

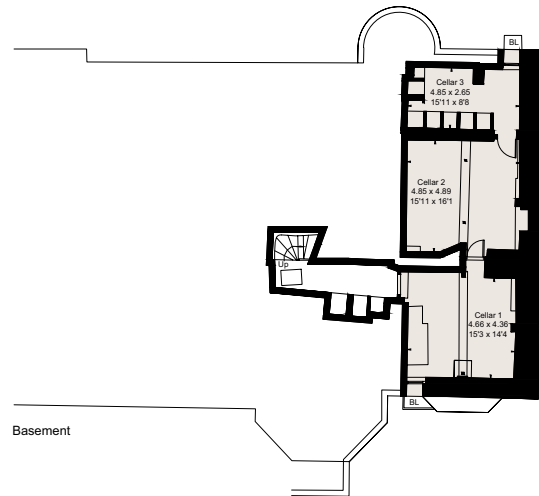
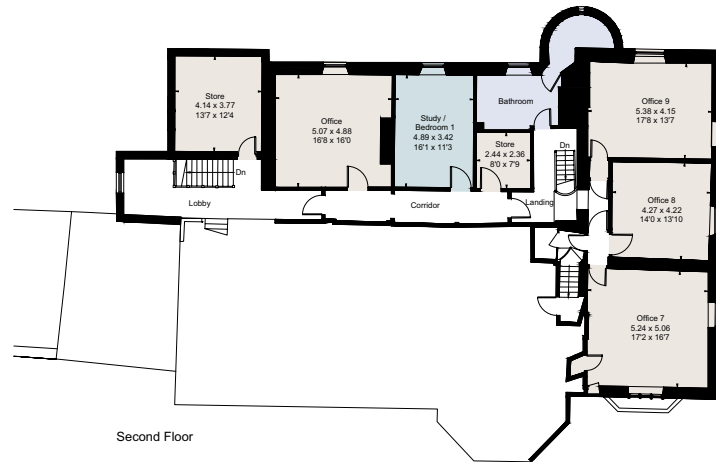
Approximate Area = 1,000.8 sq m / 10,859 sq ft

Basement = 73.7 sq m / 793 sq ft

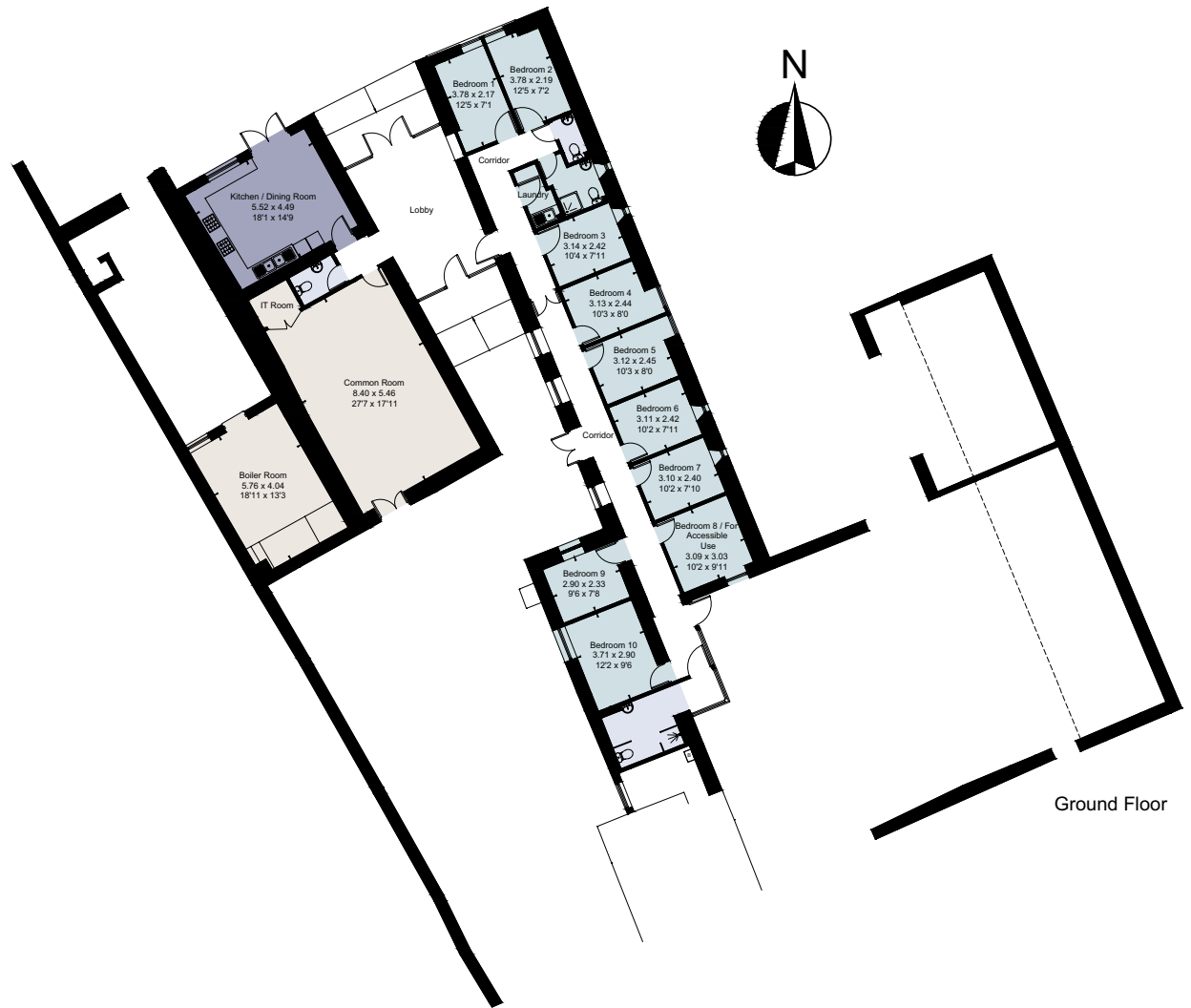
W/C = 4.9 sq m / 53 sq ft

Total = 1,087.4 sq m / 11,705 sq ft

For identification only. Not to scale.



Approximate Area:
 Panthera Building = 222.4 sq m / 2,394 sq ft
 For identification only. Not to scale.



Panthera Building

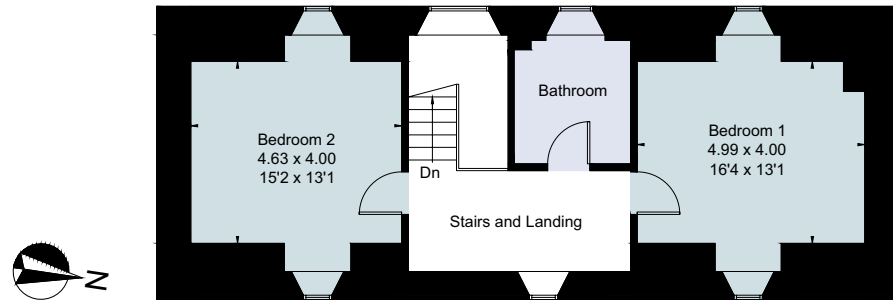


Approximate Area:

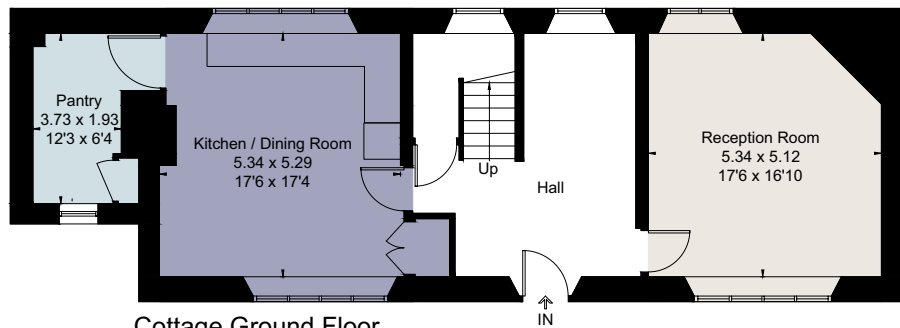
South Lodge = 87.9 sq m / 946 sq ft

Cottage = 164.1 sq m / 1,766 sq ft

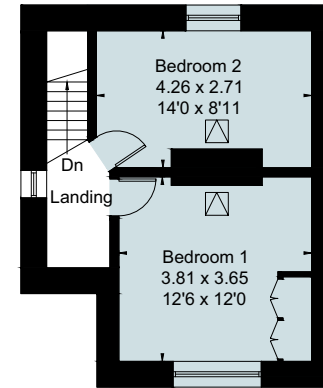
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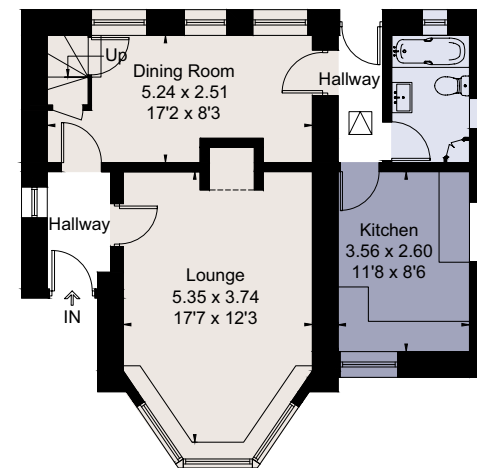
Cottage First Floor



Cottage Ground Floor



South Lodge First Floor



South Lodge Ground Floor

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