

Abingdon Road, Tubney, OX13 5QQ

Offers Over £800,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Constructed from attractive Cotswold stone and thoughtfully extended over the years, the property retains an abundance of original features while providing versatile accommodation suited to modern family life.

The welcoming entrance hall leads to a spacious sitting room, with a striking open fireplace, exposed timber beams and a large windows allows for plenty of natural light. Beyond the sitting room is a substantial second reception room, offering flexibility as a family room, games room or home office, with French doors opening directly onto the rear garden. The separate dining room continues the property's period charm and completing the ground floor is the impressive extended kitchen/breakfast room, featuring a traditional AGA, tiled flooring, vaulted ceilings and ample space for dining and family gatherings.

Upstairs, the generous principal bedroom benefits from a spacious en-suite bathroom and a private balcony overlooking the delightful rear garden. There are two further double bedrooms, a fourth single bedroom and a well-appointed family bathroom, providing comfortable accommodation for families.

Outside, the large, private rear garden is a wonderful space for relaxing and entertaining, with a substantial pond creating a peaceful focal point amongst mature planting.

To the front, a generous driveway provides ample off-road parking and leads to a detached double garage. The garage offers excellent storage and includes a useful mezzanine level, presenting exciting potential for conversion into a home office, studio or additional accommodation, subject to the necessary consents.







Key Features

- Character & Period Charm Throughout
- Large, Private Garden with Lovely Garden Pond
- Detached Double Garage with Ample Storage & Mezzanine
- Large Principle Bedroom with En-Suite & Balcony
- Ample Parking
- Close Proximity to Frilford Golf Club & Local Amenities
- Extended Kitchen with Vaulted Ceilings







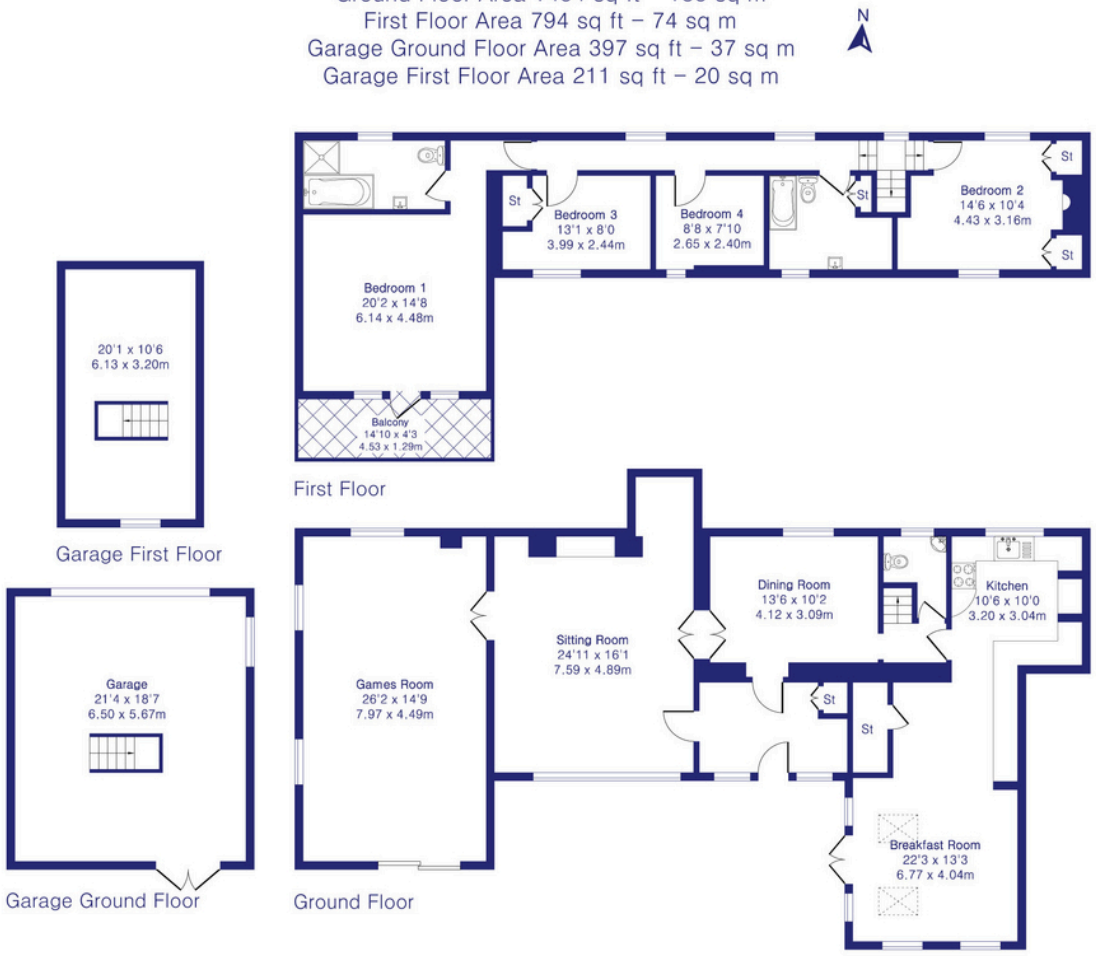
The Location

Abingdon Road, Tubney enjoys an attractive semi-rural setting on the edge of the sought-after village of Tubney, combining peaceful Oxfordshire countryside with excellent connectivity. The location is approximately 8 miles south-west of Oxford, around 4 miles west of Abingdon-on-Thames, and approximately 10 miles from Didcot Parkway station, where regular direct services reach London Paddington in around 40 minutes. The nearby A34 provides convenient access to both the M40 and M4, making the area ideal for commuters. One of the area's standout features is its immediate proximity to Frilford Heath Golf Club, one of the country's finest heathland golf venues.

Despite its peaceful setting, Tubney is well served by nearby amenities. Everyday shopping is available in Abingdon, with supermarkets including Waitrose and Tesco, while the popular Millets Farm Centre offers a renowned farm shop, garden centre, café and family attractions just a short drive away. Additional shopping, restaurants and leisure facilities can be found in both Oxford and Didcot.

Mains water, mains electrics & mains drains. Oil heating. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with O2 & Vodafone. The property has two allocated parking spaces. The government portal generally highlights this as a very low risk address for flooding. Details of any covenants or easements are available on request from the estate agent.

Approximate Gross Internal Area 2856 sq ft - 266 sq m
(Including Garage)
Ground Floor Area 1454 sq ft – 135 sq m
First Floor Area 794 sq ft – 74 sq m
Garage Ground Floor Area 397 sq ft – 37 sq m
Garage First Floor Area 211 sq ft – 20 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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