



WHEAT HOUSE

NEW LINCOLN MEADOW, STANDLAKE OX29 7SP



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Wheat House offers the perfect combination of contemporary luxury living and tranquil village life. This stunning stone-built home has been thoughtfully designed with light, space and flexibility in mind. From the moment you step through the door, its exceptional quality is evident at every turn. The beautifully appointed kitchen/dining/family area forms the heart of the home, centred around a bespoke Gardiner of England kitchen, while an abundance of natural light flows through two sets of French doors in the family area. A generous triple-aspect sitting room is ideal for family relaxation, while the ground-floor study provides an excellent home-working environment. Throughout the home, Farrow & Ball paint complements the meticulous detailing found in every room. Upstairs, there are five double bedrooms, together with luxurious bathrooms. A dedicated media/multipurpose room adds valuable versatility for family life.

GUIDE PRICE

£1,625,000



5



3



4

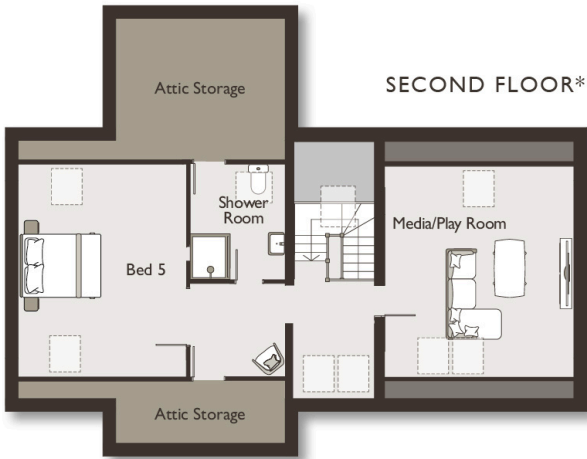
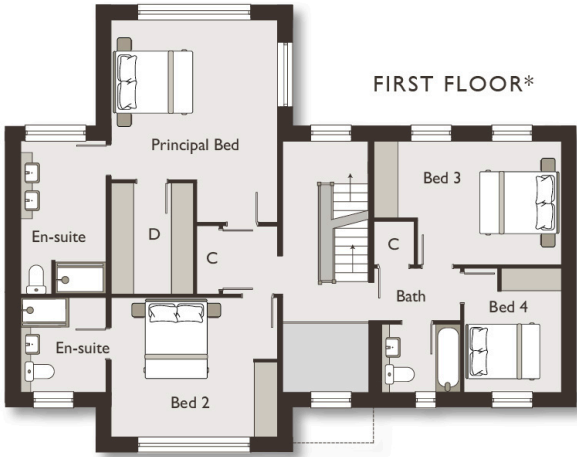


**SOUTH
FACING**





New Lincoln Meadow
Wheat House



KEY:
Velux window
Reduced head height

* Proposed layout

DIMENSIONS			TOTAL GIA	378sq.m	4,067
Kitchen	4.63m x 4.60m	15'2" x 15'1"	Principal Bed	4.63m x 5.67m	15'2" x 18'7"
Dining	4.63m x 7.13m	15'2" x 23'4"	Bed 2	4.63m x 3.90m	15'2" x 12'9"
Utility	2.51m x 3.35m	8'2" x 10'11"	Bed 3	5.25m x 3.47m	17'2" x 11'4"
Living Room	5.25m x 7.07m	17'2" x 23'2"	Bed 4	2.73m x 3.47m	8'11" x 11'4"
Study	2.51m x 3.60m	8'2" x 11'9"	Bed 5	4.33m x 5.53m	14'2" x 18'1"
			Media Room	5.24m x 5.53m	17'2" x 18'1"
			Garage	6.40m x 6.40m	21'0" x 21'0"



Council Tax:
To be confirmed

Parking:
Double Garage & Driveway

Local Authority:
West Oxfordshire District Council



LOCATION

The favoured village of Standlake, encompassing Brighthampton, is situated approximately 6 miles south of the market town of Witney with Oxford about 13 miles and Abingdon 10 miles. The village itself has a primary school, a post office/stores, village hall, and the Black Horse pub. There are cricket and tennis clubs with water sports available on the surrounding lakes. The picturesque River Windrush flows to the north of the village as it meanders its way to join the Thames further downstream. Secondary education is available at Bartholomew School in Eynsham, nearby Cokethorpe or Abingdon School, St Helen & St Katharine or the Dragon and St Edwards in Oxford. There are direct bus services to Witney and Abingdon with connections to Oxford. Rail links are available at Didcot Parkway, Oxford Parkway and Hanborough. Estelle Manor, Daylesford and Soho Farmhouse are all a short drive away.





This is a typical standard specification of Oxford Homes. With our Custom Build option, you have the flexibility to personalise and upgrade your home with fittings that perfectly suit your lifestyle.



ELECTRICAL & HEATING

- Cat 5e cabling
- Underfloor heating to the ground floor
- Heating via radiators to the second and third floor
- TV/FM satellite points to the Living Room, Principal Bedroom, and Study
- Energy efficient LED lighting throughout.
- Electric vehicle charging point
- USB sockets (where specified) USB/C

BATHROOMS

- White Ceramic sanitary ware with concealed cisterns
- Worktop mounted basins with wall hung vanity units
- Glass shower enclosures with stone resin shower trays
- Stylish thermostatic showers and chrome taps
- Heated towel radiators
- Extensive ceramic wall & floor tiling
- Mirror with light and shaver point
- Niche shelving and lighting in shower cubicles

EXTERNAL

- Patio area to rear
- Fully landscaped rear garden
- Garages with driveway parking

KITCHEN & UTILITY

- English built, craftsman installed kitchens – Gardiner of England
- Contemporary solid worktops
- Neff integrated appliances
- Stainless Steel sink and drain
- Power for a waste disposal unit

GENERAL FITTINGS

- FD 30 solid doors
- Oxford Homes stone features to windows
- Designer ironmongery
- Thermally efficient painted timber windows
- Timber staircases

PEACE OF MIND

- 6-year Professional Consultants Certificate
- Builders Warranty from ABC
- Smoke alarms Hardwired with battery back up
- Insurance compliant door and window locks

OPTIONAL EXTRAS

- PV Solar panels
- Aircon
- Water softener
- Quooker Taps & premium fittings if desired

ENERGY PERFORMANCE

- Air Source Heat Pump
- Mechanical Ventilation Recovery System
- Constructed with SIP panels (structural insulated panels)

LOCAL AUTHORITY

- West Oxfordshire District Council
- Band – Not yet available

TENURE

- Freehold

VIEWINGS BY APPOINTMENT

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SCAN QR CODE TO FIND OUT MORE



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