



8 Bishops Wood, Cuddesdon, Oxfordshire

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# 8 Bishop Wood

## Cuddesdon

### Oxfordshire

#### OX44 9HA

A secluded and substantial family home situated down a tree-lined drive sitting centrally in its own plot of an acre.

M40 (J7) 3 miles, Oxford City station 9.6 miles, (London Paddington 50 mins), Haddenham and Thame Parkway Station 10.3 miles (London Marylebone 40 mins), Oxford 9.4 miles, Heathrow Airport (T5) 39 miles

Drawing room | Sun room | Kitchen | Dining room | Office | Play room | Study | Principal bedroom with dressing room and en suite | Four further double bedrooms | Family bathroom  
Two shower rooms  
EPC C

#### The property

8 Bishops Wood is an architecturally designed family home secluded and situated behind a gated tree-lined drive sitting centrally in its own plot of an acre surrounded by landscaped gardens. The property combines a wealth of adaptable spaces while framing the garden with floor to ceiling crittall windows.

The layout can be seen on the floor plans and there is good 'flow' from the generous hallways and landings. The heart of the house is the large live/eat/cook family kitchen, having two sets of bifold doors on to the terrace. The contemporary kitchen is equipped with high-end fittings and ample storage including a breakfast station. The ground floor also offers additional sitting room, study, WC, utility and downstairs accommodation.

Upstairs, the principal bedroom, with views over the garden benefits from a dressing area with build in cabinetry and a full en-suite bathroom.

Three further bedrooms and a family bathroom complete the upstairs accommodation.

#### Outside

Set within an acre the garden wraps around the house. The landscaped garden is filled with a range of planting, raised beds and a large lawn to the front and rear. The garden is surrounded with a hedge boarder making the plot incredibly private. A garage and outbuilding provide further storage and potential accommodation.

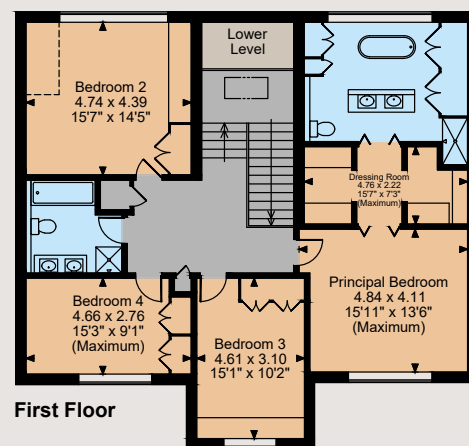
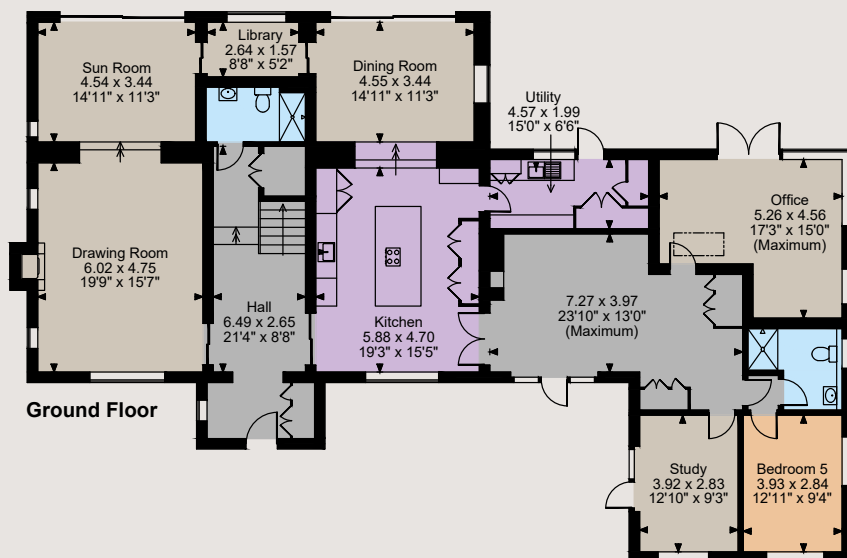
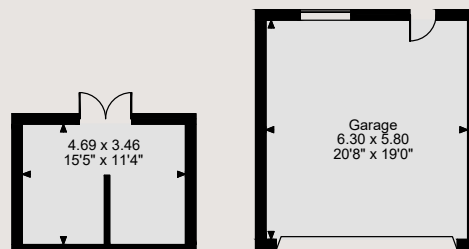
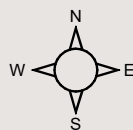
#### Situation

The property is situated in the popular village of Cuddesdon in scenic countryside yet within easy reach of the historic city of Oxford and the M40, with Haddenham and Thame Parkway Station offering speedy London links. The local villages offer a range of day-to-day amenities including shops, schools and public houses, along with the acclaimed Le Manoir aux Quat' Saisons restaurant and hotel. The Waterstock Golf Club and Oxfordshire Golf Clubs are both within easy reach. Nearby Thame is popular for its local weekly market, whilst Oxford boasts a comprehensive selection of facilities. Numerous well-regarded schooling options include Magdalen, St Edwards, The Dragon, Headington Girls, Radley and Abingdon.





Floorplans  
House internal area including outbuildings 4502 sq ft (418 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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## Directions

From Junction 8A of the M40, take the A148/A40 exit towards Oxford and at the roundabout take the first exit onto Church Hill. Then turn left and after 0.1 miles turn right and right again, follow for 1.5 miles and turn onto for 0.1 where Bishops Wood will be on your right. Number 8 is the second property on your left.

## General

**Local Authority:** South Oxfordshire District Council

**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £2,000,000

## Oxford

Anchor House, 269 Banbury Road OX2 7LL

**01865 366660**

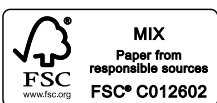
oxford@struttandparker.com  
struttandparker.com

@struttandparker

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