



The Mill
Cuddesdon, Oxford, Oxfordshire

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**STRUTT
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The Mill Cuddesdon, Oxford, Oxfordshire OX44 9HQ

A handsome 18th century converted water mill, set within 2.2 acres of picturesque grounds

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

Reception hall | Sitting room | Study | Kitchen/ dining room | Utility room | Cloakroom
Principal bedroom with dressing room and en suite bathroom | 3 Further bedrooms | Family bathroom | Integral garage | Gardens | Mill pond
Mature orchard | Meadow | In all, about 2.2 acres
EPC rating E

Location

The property is situated between the popular villages of Cuddesdon and Great Milton 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 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.



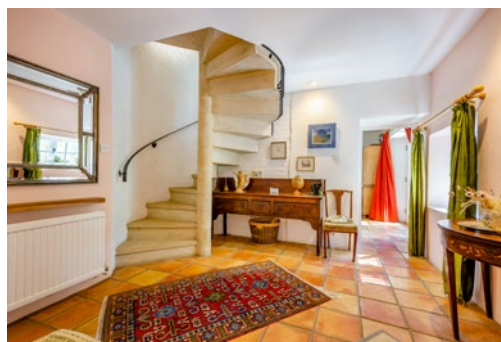
The property

This characterful stone-built former water mill offers four floors and almost 2,600 sq. ft. of unique accommodation arranged across four light-filled floors.

Surrounded by picturesque grounds, the property combines a wealth of adaptable spaces with a plethora of charming celebrated original features, including painted textured stone walls and casement windows.

The central reception hall with its striking stone spiral stairway gives access to the ground floor rooms which include an airy and traditional kitchen with a Juliet balcony overlooking the mill pond, a utility room, cloakroom, and integral garage with barn style sliding doors to the side terrace. The kitchen with its terracotta tiled flooring, features a range of cabinetry with wooden worksurfaces, an electric AGA range, a central island with a hob and ample space to dine with a tranquil view. Rising to the first floor, the staircase opens to the 25 ft. double-aspect sitting room, with a log-burning stove atop a natural stone hearth and French doors to a balcony overlooking the mill pond. Adjacent is a generously proportioned study with its own outside access.

The second floor is host to a generous vaulted and beamed principal suite comprising a dedicated dressing room with a range of integrated wardrobes and a luxurious en suite bathroom with a freestanding rolltop bathtub and a separate modern walk-in shower. There are two additional bedrooms on this level, serviced by a family bathroom. On the third floor is an additional versatile bedroom approached via a vaulted galleried landing.



Outside

The Mill enjoys an enviable setting within picturesque and well-sized gardens and grounds that are a haven for wildlife and the diverse range of visitors includes Kingfishers and Egrets. It is approached via a gravelled driveway off a quiet country lane offering parking beside the property, and features its own private mill-race off the River Thames.

The plot is shielded from the lane by high hedging and features a paved waterside sun terrace overlooking the mill pond, a large level formal lawned garden, a field, summer house and deck, a mature orchard, and a range of mature and specimen trees.

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, where the property will be on the left.

General

Local Authority: South Oxfordshire District Council

Services: Mains electricity and water. Private drainage (septic tank). Oil fired central heating

Council Tax: Band H

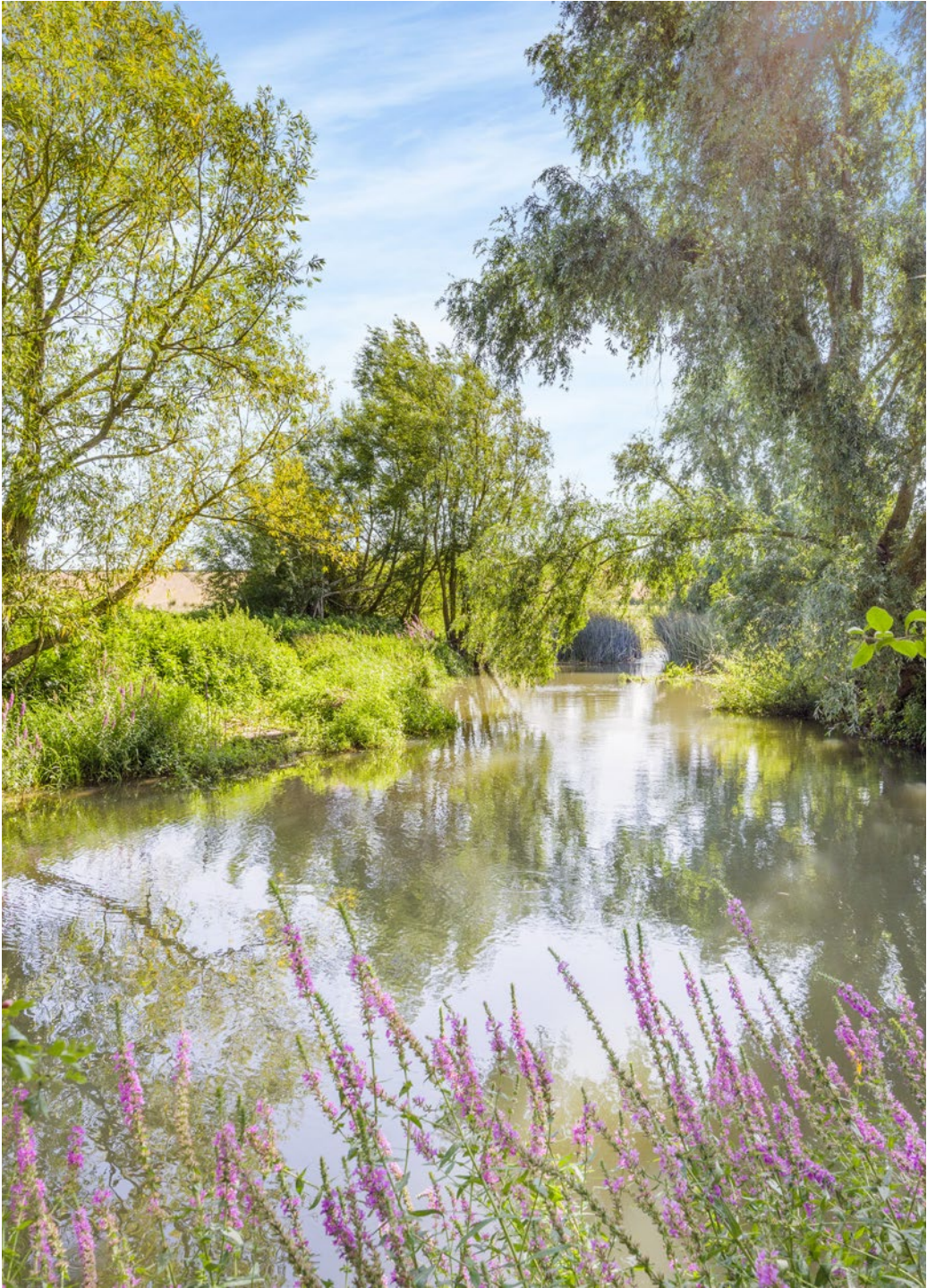
Tenure: Freehold

Guide Price: £1,750,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Covenants and/or restrictions: There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.









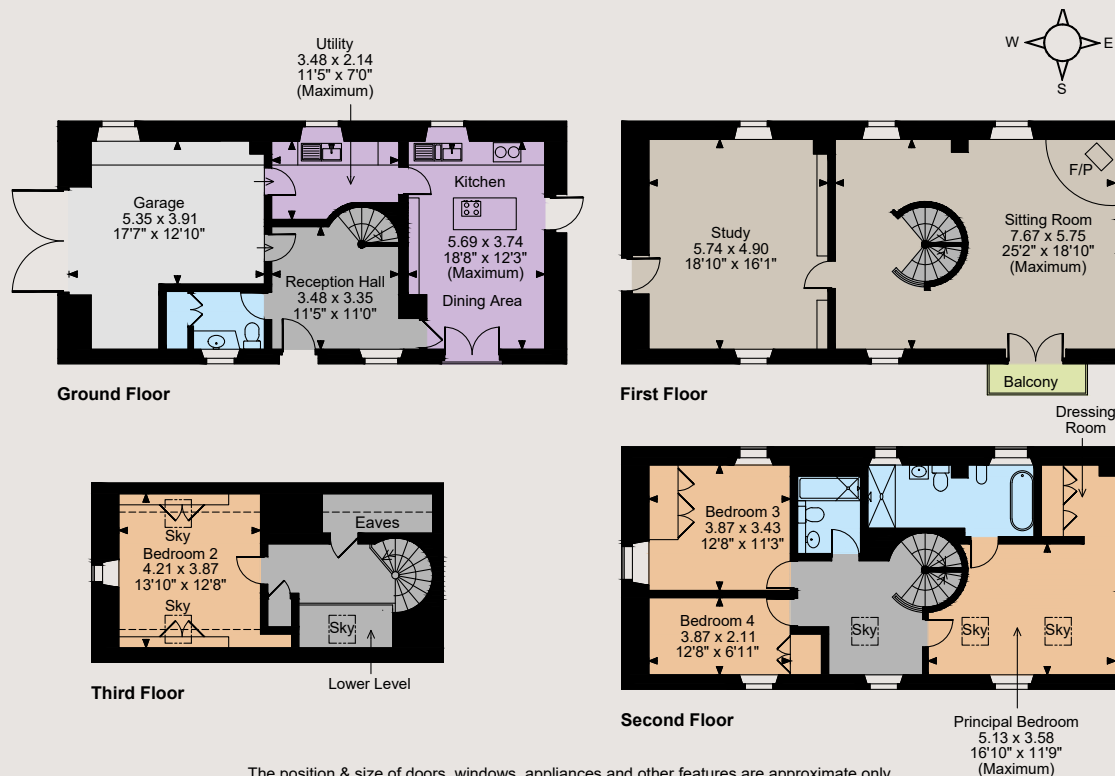
Floorplans

House internal area 2,348 sq ft (218 sq m)

Garage internal area 232 sq ft (22 sq m)

Total Internal area 2,580 sq ft (240 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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