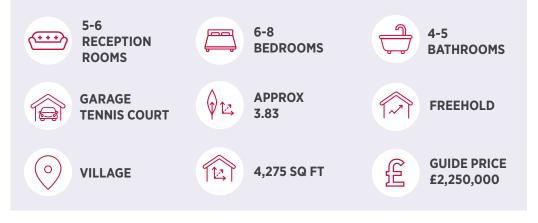
Curlew Meadow Denchworth, Wantage, Oxfordshire



An impressive family house set in beautiful grounds with a tennis court, paddock and secondary accommodation

A substantial and highly accessible detached house and two bedroom singlestorey cottage set in just under 4 acres on the edge of the village surrounded by stunning rolling countryside and within easy reach of Wantage, Abingdon, Didcot and Oxford





The property

Curlew Meadow is a stunning and spacious family house, set in extensive gardens and offering over 4,000 sq ft of beautifully presented accommodation. The large reception hall provides an impressive welcome, with attractive wooden flooring and a turned staircase leading to the galleried landing above. The reception hall is at the heart of the house and leads through to all the reception rooms, including the large formal dining room which features French doors opening onto the south-facing gardens, and a fireplace fitted with a double-sided woodburning stove, which also serves the adjoining drawing room. The drawing room itself is well proportioned and filled with natural light and there is a fabulous view of the garden from the bay window which has full height windows and doors. The fantastic open-plan kitchen/ breakfast room is ideal for modern day living and entertaining, with a large seating area at one end. The kitchen itself is fitted with a range of smart modern units, integrated appliances and a central island and breakfast bar, and there is plenty of space for a dining table. The utility room/boot room and cloakroom are

conveniently located adjoining the kitchen. A spiral staircase in the utility room leads up to the first floor family room/cinema room. There is also a study/home office on the ground floor.

The main staircase leads to the galleried first floor landing, where there are four double bedrooms including the generous principal bedroom with a dressing room, en suite bathroom and a Juliette balcony providing stunning far-reaching views of the gardens and countryside beyond. There is also a family bathroom on this floor. A secondary staircase leads to the top floor where there are two further bedrooms and a shower room.

There is also a separate single-storey cottage providing additional accommodation comprising a sitting room/dining room, kitchen, two bedrooms and a bathroom.











Outside

The property is approached across a sweeping gravel driveway leading to a turning area at the front of the house and providing plenty of parking beside the garage and car port.

The house is set in just under 4 acres of beautiful gardens and grounds which surround the house and include rolling lawns and meadows, a wealth of mature trees, hedges and shrubs, an orchard, and mixed flower borders designed to provide seasonal colour throughout the year. There is also a greenhouse, vegetable garden and garden store.

A large south-facing terrace runs along the rear of the house, benefitting from sunshine throughout the day and ideal for outside entertaining, and to the side a further terrace faces west overlooking the fabulous formal garden and wildflower meadow beyond. There is also a tennis court, and a paddock beyond the wildflower meadow.

Location

The property is set in a peaceful position on the edge of the small village of Denchworth and just a short distance from Wantage. There is a thriving local community and within the village itself there is a popular local pub, church and a village hall. The area offers wonderful walking, riding and cycling opportunities as well as nearby Frilford Heath Golf Club and Newbury Racecourse. Additional facilities can be found in Wantage which has attractive narrow streets and a market square, and offers a variety of shops, supermarkets, pubs and restaurants. Further comprehensive shopping amenities can be found in Oxford and Newbury which cater for most everyday needs. There is an excellent choice of highly regarded schools in the area.

The property is highly accessible with easy access to the A34 linking with Oxford, the M4, M40 and London, and there is a fast, regular train service from Didcot into London Paddington.



Distances

- Wantage 3 miles
- Abingdon 9 miles
- Didcot 11 miles
- Oxford 15 miles
- Newbury 20 miles
- Marlborough 23 miles

Nearby Stations

• Didcot (Paddington from 39 mins)

Nearby Schools

- Cothill
- Summer Fields
- St Hugh's
- The Manor Prep
- Radley College
- Abingdon
- Cokethorpe
- Oxford High School









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

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Floorplans

House internal area 4,275 sq ft (397 sq m) Garage buidling internal area 707 sq ft (66 sq m) Outbuilding internal area 397 sq ft (37 sq m) Annexe internal area 809 sq ft (75 sq m) Total internal area 6,188 sq ft (575 sq m) For identification purposes only.

Directions

OX12 0EA

what3words: ///wizard.inspected.coconut

General

Local Authority: Vale of White Horse

Services: Mains electricity, water and drainage.

LPG gas-fired central heating

Mobile and Broadband checker: Information can be found here <u>https://checker.ofcom.org.uk/en-gb/</u>

Council Tax House: Band G Annexe: Band B

EPC Rating House: E Annexe: E

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