



5 The Ride  
Tubney Wood | Oxfordshire | OX13 5QF

FINE & COUNTRY





“The lounge is big and beautiful, but I also love our master suite, which is a real haven of tranquillity,” says Michael. “And both rooms have a tremendous view of our lovely garden.”



# Seller Insight

“Number 5 The Ride is a large and beautifully presented family home, but what really sets it apart from many others is the stunning location. The property forms part of an exclusive development of just eight houses that are nestled within 144 acres of woodland; it is a setting that is both peaceful and picturesque, but at the same time wonderfully convenient. “My wife and I had actually been searching for a new home for around three years before we quite literally happened upon this one,” says Michael. “We’ve lived in Oxfordshire all our lives but we never knew these houses were here. The very first time we came to view the property, we turned off the road and immediately felt as if we had entered another world. It’s an extraordinary place, so far removed from the hustle and bustle of everyday life and yet everything we could possibly want or need is within striking distance. For us it ticked all the boxes.”

“The house was built in the early 1980s, so when we moved here twenty years ago it was relatively new, however over the years we’ve made a number of changes to enhance it further. Two rooms were knocked into one to create a fabulous master suite, we created another en-suite bedroom in what was a loft area and we also added a great little balcony where we can have morning coffee or a glass of wine when the sun goes down. In the past few years we’ve also completely updated the kitchen and utility room, so the house as a whole is looking great and is in tip-top condition. It’s an ideal family home – having en-suites on all the bedrooms is a real luxury and means that there’s never a queue in the morning – and it’s also extremely conducive to entertaining. We have been very happy here.”

“One of the things we love about the property is that there’s a really nice connection between the house and the garden. The house is very light and airy and both the dining room and the sitting room have French doors that open straight out onto the big patio terrace where we’ve installed a retractable awning: when extended it almost creates an outside room. The rest of the garden is mainly laid to lawn, but edged with shrub and flower borders, and we also have a small wooded area right at the very end that overlooks the bluebell woods. It’s such a peaceful spot and extremely safe and secure for children.

“The lounge is big and beautiful, but we also love our master suite, which is a real haven of tranquillity, and both rooms have tremendous views of our lovely garden.”

“We have a good selection of well-served towns and villages all within easy reach, but here, within the house and garden, you feel a million miles from anywhere.”

“There’s a very nice feeling of community on The Ride. We’re not in each others’ pockets, but the neighbours are there if you need them. We also all share ownership of a section of woodland, and in the past we’ve had some really enjoyable communal BBQs out there. It’s a very friendly little community.”

“For us the house and garden are perfect and the location is second to none. It’s been an ideal, versatile family home that we know we will be very sad to leave.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# Step inside

## 5 The Ride

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A detached house situated in a wooded rural location in a select close of only eight individual homes within 8 miles of the cultural, shopping and employment centre of historic Oxford. The property was built in 1982 by a reputed local builder and offers spacious accommodation including four bedrooms each with their own bathroom and one being conveniently located on the ground floor. The sitting room is c.25 feet by 18 with a double aspect over the private gardens which border woodland and host a variety of wildlife. There is a spacious entrance hall, separate dining room, modern kitchen, utility and study and two of the first floor bedrooms open onto a balcony.

Outside there is a detached garage and off road parking and a further area of woodland owned by the residents.

The property is freehold and situated in a private drive, with private drainage, mains water and electricity and oil fired central heating.

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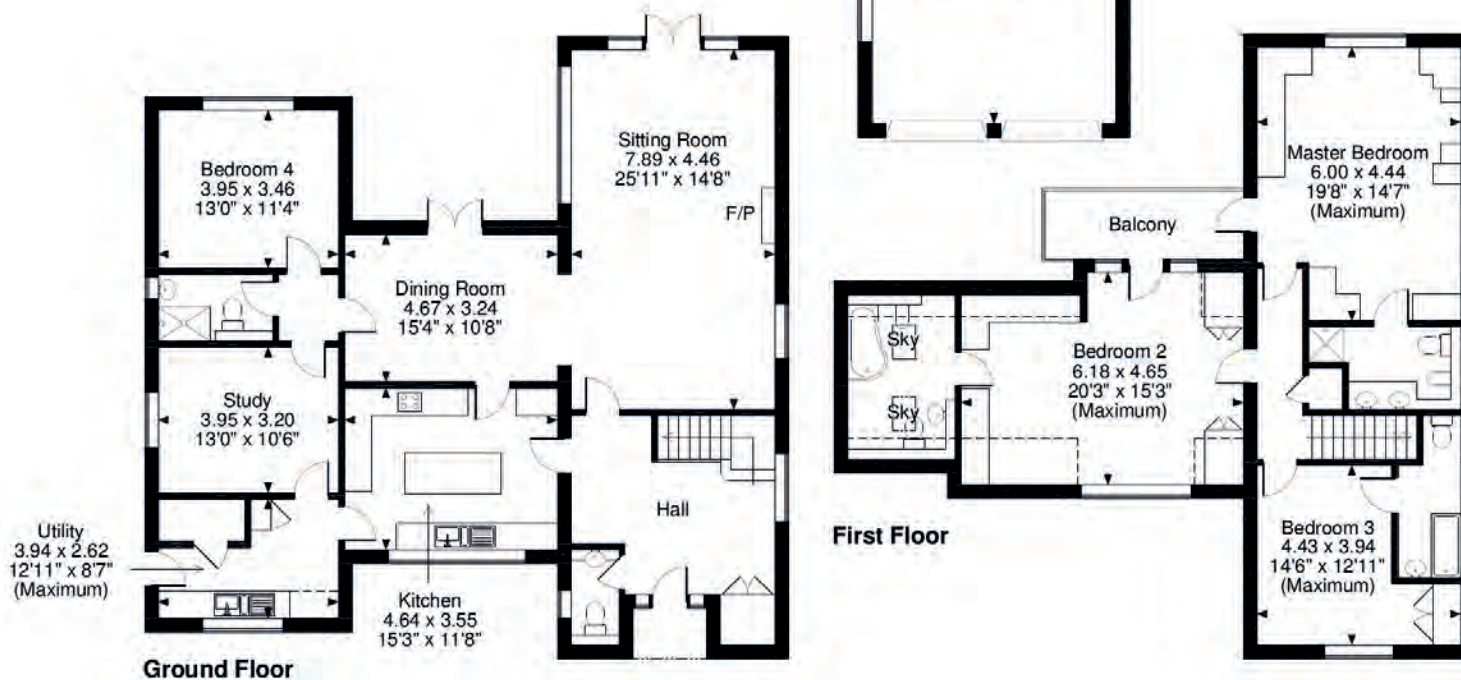




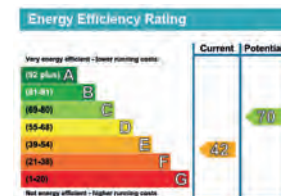
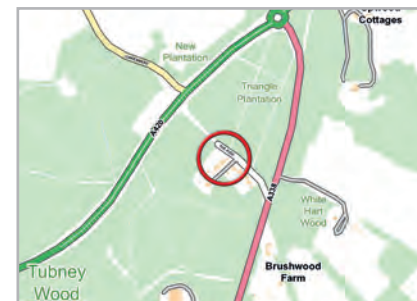




**The Ride, Tubney Wood, Abingdon**  
**Approximate Gross Internal Area**  
**Main House = 2406 Sq Ft/223 Sq M**  
**Garage = 435 Sq Ft/40 Sq M**  
**Total = 2841 Sq Ft/263 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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