



The Causeway, Steventon, OX13 6SQ

£965,000 Freehold

THOMAS
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SALES LETTINGS





The Property

A rare opportunity to acquire a building of historical interest. 71 The Causeway is a most striking grade ii listed property having been sympathetically extended and renovated to now provide a superb family home.

Well situated in an elevated position on the historical causeway, the house is approached over a driveway leading to ample parking at the front. Upon entering the dining hall, the warmth and charm of this property is immediately evident, with exposed beams, an attractive fireplace and engineered wood flooring welcoming you inside. This room also houses one of the two stair cases of the house. To the left is an attractive bay fronted reception, currently utilised as a generous study. To the right a substantial, double aspect sitting room with an attractive red brick fireplace and wood burning stove inset. French doors open out onto the paved rear terrace with wonderful uninterrupted views of the mature gardens beyond. Off the sitting room is the inner hall, providing generous storage, internal access into the garage, WC and a modern utility room with double doors out onto the garden. The second stair case of the house rises to the first floor from this inner hall. The extended social kitchen/dining room is of particular note, a wonderfully light room with French doors onto the garden, sky lights and a spacious country kitchen.



To the first floor are four well-proportioned bedrooms and two bathrooms. Bedrooms one and four being accessed via the second stair case in the inner hall, bedrooms two and three being served by the stairs in the dining hall. Both ends of the house benefit from good size, re-fitted bathrooms, bedrooms one and two can be interjoining if so required.



Key Features

- Superbly located village property
- Three reception rooms
- Extended social kitchen/dining room
- Separate utility room
- Four bedrooms
- Two bathrooms
- c0.27 Acre plot
- Two brick built sheds under a pitched roof
- Large, insulated outbuilding, perfect as a home office or gym



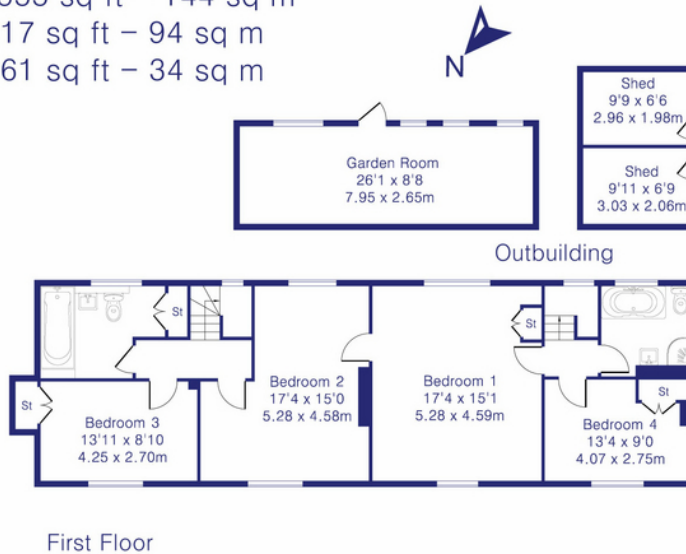
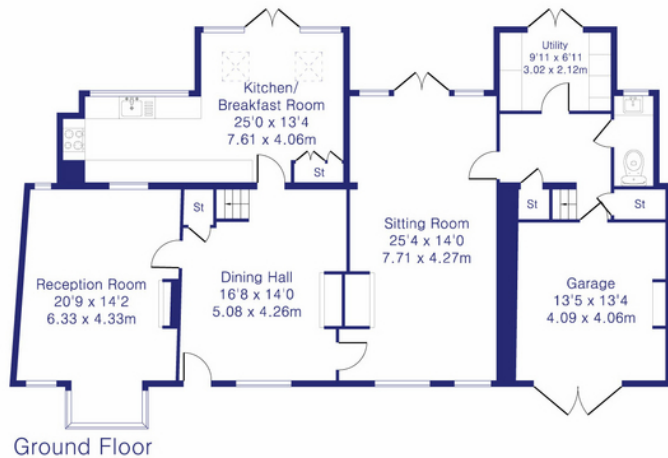
The Location

Externally 71 The Causeway benefits from a rarely available sizable garden, lovingly landscaped to provide the perfect family garden, with space dedicated to growing your own produce, two good size sheds and a large, insulated outbuilding with light, power and a tiled floor, ideal for a garden office, gym or studio.

Steventon is one of Oxfordshire's prime villages with many fine and notable Grade II listed buildings, a large village green and cricket ground. It has a thriving community with a village shop, bakery and tea room, primary school and 14th century church. The village is located approximately 4 miles south of Abingdon where there is a wide range of shops and services. The village is on a major bus route (X2) with quick access to Didcot Station via Milton Park, and to Abingdon and Oxford. Didcot Parkway is about 4 miles away connecting to London Paddington in approx. 45 minutes. The nearby A34 provides an easy connection to Oxford to the north and to Newbury and the M4 to the south. Schooling in the area is also excellent with a wide range of state and private schools to include Abingdon School, Our Ladies, The Manor Prep School and the school of St Helen and St Katherine, all of which are in Abingdon and St Birinus and Didcot Girls School, both in Didcot.



Approximate Gross Internal Area 2933 sq ft – 272 sq m
 Ground Floor Area 1555 sq ft – 144 sq m
 First Floor Area 1017 sq ft – 94 sq m
 Outbuilding Area 361 sq ft – 34 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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