



Oxford Road, Frilford, OX13 5NR

£2,295,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS







## The Property

An imposing newly built individual family home in a tucked away Sylvan setting at Frilford offering C4800 sq ft of elegantly proportioned accommodation in landscape gardens and grounds backing onto a small stream with woodland beyond.

Rosewood House blends traditional quality with state of the art technologies and stylish high-end fittings throughout. The double fronted design of the property lends itself to an impressive entrance hall with central oak staircase leading to a galleried landing with lantern above. The hall is flanked by the all-encompassing kitchen, dining and family area to one side and a formal drawing room and separate sitting room to the other. Upstairs are two principal suites with dressing rooms and ensuites, two further ensuite bedrooms and a fifth double bedroom and family bathroom.

Central heating is provided by an air source heat pump, supplemented by a whole-house heat recovery and ventilation system. The property features a concrete first floor enabling a wet underfloor heating system throughout the ground and first floors, with individual programmable zones. Rosewood House is fitted with low-energy LED downlighting in warm white, pendant lighting, and CAT6 data wiring throughout. Phone and TV points are available in all reception rooms and bedrooms. Safety features include mains-linked heat and smoke detection, wiring for an intruder alarm with three keypads, as well as the provision of an audio-visual entry control system with two internal interfaces. There is also exterior lighting to the patios, porches, garaging, and driveways.







## Key Features

- Rosewood House comes with a 10-year Premier Guarantee
- 4800 ft.<sup>2</sup> of luxuriously appointed accommodation
- High specification Rotpunkt German kitchen with full range of integrated appliances by Siemens
- Stylish bathrooms with natural stone effect porcelain tiling and fitted furniture.
- Air source "wet" underfloor central heating throughout.
- Feature central oak staircase and oak internal doors.
- Galleried landing with lantern above.
- Long gated gravel driveway with electric entrance gates.
- Double garage with electric charging point and automatic door.
- Landscape gardens with elevated terrace.





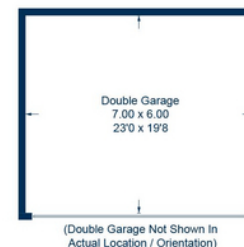
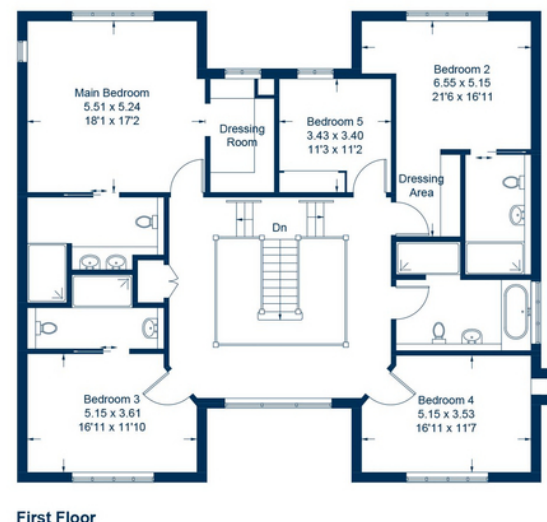
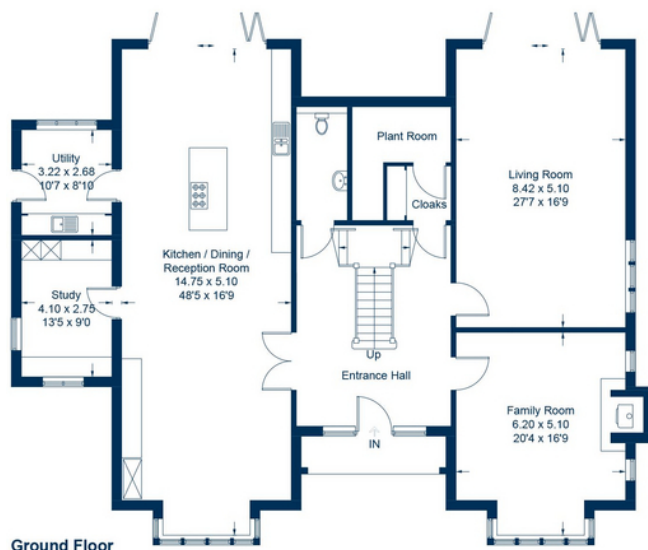
## The Location

Frilford is made up of a host of individual large properties set in generous grounds close to Frilford Heath Golf Club and Abingdon Prep School. This is a highly regarded and convenient location ideal for easy access to both Oxford city and Abingdon.

The A34 can be accessed at either the Abingdon or Botley interchanges which in turn connects to the M40 and M4 motorways. A mainline rail connection is available at Didcot Parkway providing fast access to London Paddington in under 45 minutes.



Approximate Gross Internal Area  
 Ground Floor = 220.0 sq m / 2,368 sq ft  
 First Floor = 189.9 sq m / 2,044 sq ft  
 Double Garage = 42.0 sq m / 452 sq ft  
 Total = 451.9 sq m / 4,864 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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