



Watery Lane, Sparsholt, OX12 9PL

£1,295,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A stunning six-bedroom, barn-style house measuring approximately 4000 sq ft situated in this highly sought after village, with its Michelin Guide listed restaurant, The Sparsholt (formerly The Star Inn).

This beautiful family home is set within a 0.4 acre plot and boasts many wonderful features. Upon entering the property there is a spacious hallway with an oak staircase, WC and study. Double doors lead into the superb sitting / dining room with a wood burning stove and two pairs of French doors opening onto a private, sunny courtyard. Also leading off the hallway is the recently refitted kitchen / breakfast / family room, with integrated appliances, central island and abundant storage. This room is flooded with light through French doors leading out onto the courtyard. There is also a utility room and boot room with door to the garden. To the rear of the house is a spectacular 26ft garden room with underfloor heating and sweeping views across the landscaped garden. Accessed through the garden room is a further generous reception room, a bedroom with lovely views, and a shower room.

To the first floor are five double bedrooms, two stylish ensembles and a family bathroom. The master bedroom has a walk-in wardrobe, ensuite with bath and shower and beautiful views over the rear garden.

To the side of the house lie a large double car port, a separate split-level storage room with heater and lighting, and a huge gravel driveway offering parking for multiple vehicles. There is side access to the rear garden via a pedestrian gate and a pair of wide wooden gates. The large garden has been imaginatively laid out and immaculately maintained, providing a large patio for entertaining, a spacious lawned area, and numerous mature trees, hedges, shrubs and flower borders to create an attractive and private space.





## Key Features

- Detached barn style house built in 2009
- Six double bedrooms
- Four bathrooms
- Stylish kitchen / breakfast/ family room
- Beautiful garden room overlooking rear garden
- Separate sitting / dining room
- Set within a 0.4 acre plot
- Double car port and gravelled driveway
- Second study / family room
- Utility and boot room



## The Location

Sparsholt is a village and civil parish about 3 miles (5 km) west of Wantage in the Vale of White Horse district of Oxfordshire. The parish includes the hamlet of Westcot about 2 miles (3 km) west of the village. Sparsholt is close to the Ridgeway and the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and is particularly popular among walkers and horse riders. The market town of Wantage is just a few miles away and offers a range of sporting and leisure facilities along with Waitrose, Sainsburys, independent restaurants, shops and a thriving market on a Wednesday and Saturday. Conveniently located for Oxford (20 miles) Swindon (14 miles) and Newbury (20 miles). Locally there is an array of excellent walks, riding routes and sports facilities such as Frilford Heath Golf Club, Letcombe Regis Tennis Club and Newbury Racecourse. It is also well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. A mainline station at Didcot Parkway (c.9 miles) offers a fast service to London Paddington c. 40 minutes. The local area is renowned for its excellent choice of schools including Abingdon School, St Helen & St Katharine School, St Hugh's Preparatory School and Radley College.



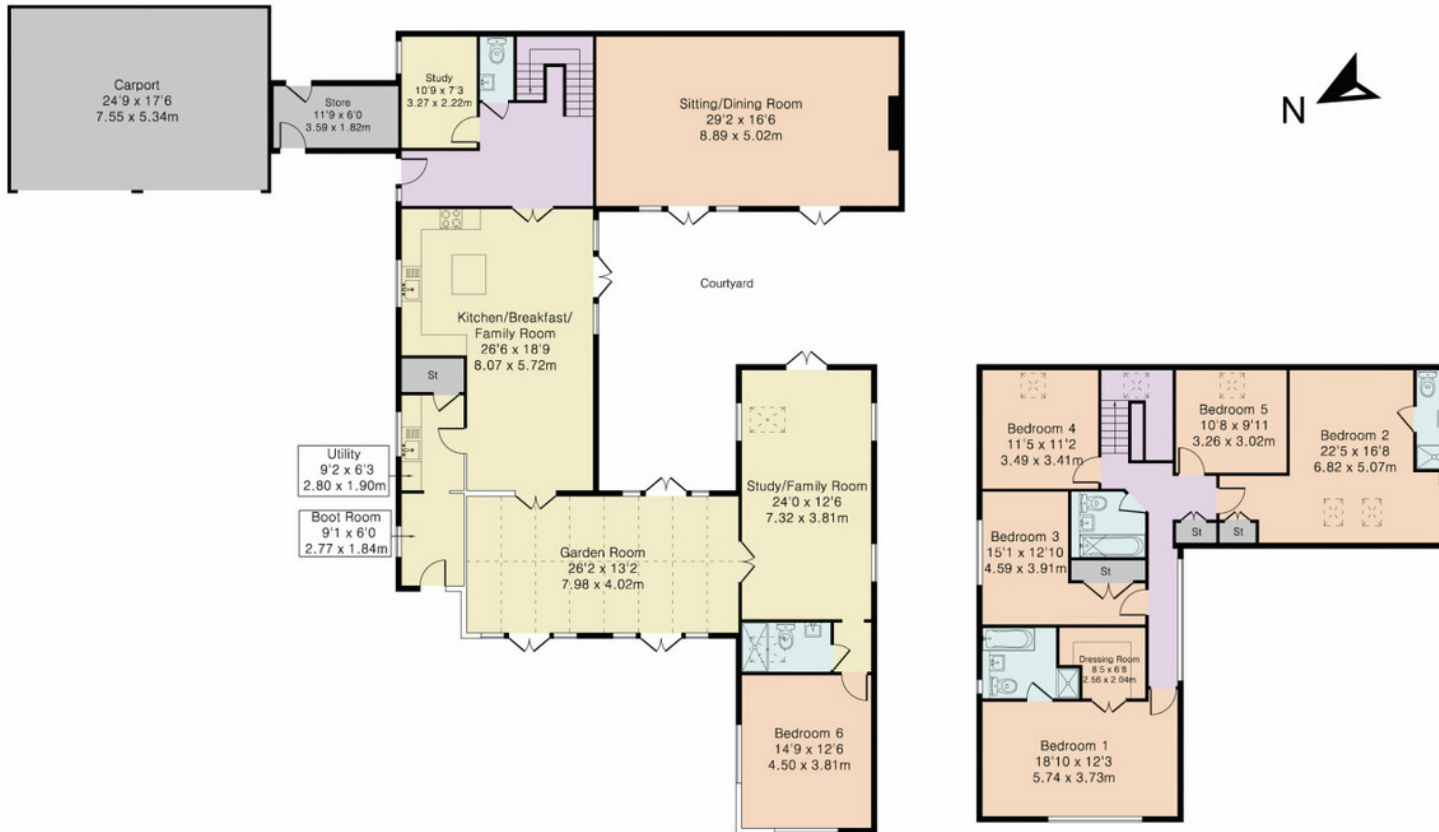
Some material information to note: Freehold property. Shared driveway. LPG tank in the garden for the central heating and hot water. Mains electricity and water supply. Shared water treatment plant for drainage. Annual service charge (2023–24): £1176. Ultrafast Fibre broadband directly to the property. Ofcom checker indicates mobile availability is available with most providers. We are not aware of any planning permissions in place which would negatively affect the property.

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Approximate Gross Internal Area 3571 sq ft – 332 sq m (Excluding Carport)  
Ground Floor Area 2324 sq ft – 216 sq m  
First Floor Area 1247 sq ft – 116 sq m  
Carport Area 434 sq ft – 40 sq m



Ground Floor

First Floor

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