



Dropshort Farm, Childrey, OX12 9XQ

Guide Price £1,725,000 Freehold

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SALES LETTINGS





The Property

A beautifully presented five bedroom detached barn style house built in 2017 by Belmark Homes situated on the largest plot within a small cluster of four unique homes.

This superb property measures approximately 4400 sq ft and offers high specification within a barn style design. On the ground floor is a impressive entrance hall with vaulted ceiling and glass galleried landing, a beautiful oak staircase leads to the first floor and there is a modern downstairs WC. There is a well sized study overlooking the front. The lounge is dual aspect and measures 25 ft with a wood burning stove and Velfac patio doors overlook the gorgeous rear garden with viewings continuing over the rolling hills. The dining room has another wood burning stove, floor to ceiling double height windows, sliding doors to a patio area and vaulted ceiling opening to the glass landing. To the south side of the house is the fabulous open plan kitchen/dining/family room with lovely views across the rear garden. There is a spacious utility room with side access and a walk in pantry. The stylish kitchen has a large island with stone worktops, two eye level ovens an integrated fridge freezer and a dishwasher.

On the first floor are five spacious double bedrooms two of which have dressing ares with built in wardrobes and stylish ensuites. There is a further family bathroom with separate bath and shower.

To the front of the property is a large gravel driveway that provides ample parking and access to the triple garage with storage above, these could be converted to make further rooms/an annex. There is a side access to a side garden which continue around the house to the rear. The rear garden is incredible and measure 140 ft and backs onto open countryside. There is a generous patio off the kitchen which is perfect for entertaining.





Key Features

- An exceptional five bedroom home
- Set within 0.87 Acres
- Open plan kitchen/dining/family room
- Dual aspect 25 ft lounge with wood burning stove
- Galleried landing overlooking the garden
- Two ensembles and further family bathroom
- Quiet location within Childrey Village
- Triple garage with private driveway
- £70 p/a contribution to shared managed area
- Dining room with wood burning stove



The Location

The pretty village of Childrey has a thriving village store and coffee shop. Close to the historic market town of Wantage. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

Locally there are an array of excellent walks, riding routes and sports facilities such as Frilford Heath golf club and Newbury racecourse.

The local area is renowned for its excellent choice of schools including Abingdon

School St Helen & St Katherine, St Hughs Preparatory school and Radley College.

Some material information to note: Freehold property. Air Source Heating. Mains water, mains electrics and mains drains. Ofcom checker indicates superfast broadband is available and mobile availability is available with most major providers. We are not aware of any planning permissions in place which would negatively affect the property.



Approximate Gross Internal Area (Excluding Void)

Ground Floor = 201.8 sq m / 2172 sq ft

First Floor = 151.5 sq m / 1631 sq ft

Garage = 54.6 sq m / 588 sq ft

Total = 407.9 sq m / 4391 sq ft

Reduced headroom below 1.5m / 5'0"



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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