

WELLINGTONIA LODGE

BUCKLAND, OXFORDSHIRE



Faringdon 4 miles, Burford 13 miles, Oxford 14 miles,
Swindon 16 miles, Didcot Parkway Station 17 miles
(London Paddington from 37 minutes) Oxford Parkway
Station 18 miles (London Marylebone from 55 minutes)
(All times and distances approximate)

A SUBSTANTIAL, DETACHED
GRADE II LISTED EIGHT
BEDROOM VILLAGE HOUSE,
WITH MANY ORIGINAL
FEATURES, EXQUISITE GARDENS,
PRIVATE DRIVEWAY AND
SWIMMING POOL, ENJOYING
VIEWS OVER THE VILLAGE
GREEN PADDOCK. IN ALL
APPROXIMATELY 0.81 ACRES



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SUMMARY

Ground Floor: Entrance Porch • Hall • Entrance Hall
Drawing Room • Sitting Room • Dining Room
Play Room • Cloak Room • Kitchen/Breakfast Room
Boot Room • Laundry Room • Store • Cellar

First Floor: Principal Bedroom • Three further Bedrooms
Family Bathroom • Bedroom Five / dressing room / bathroom

Second Floor: Three Bedrooms • Sitting Room
Shower Room • Attic Storage

Outside: Entrance Driveway and Garden
Further Gravelled Driveway • Swimming Pool
Lawned Gardens • Patio Terrace • Greenhouse
Vegetable Area.

DESCRIPTION

Built in the Georgian era, Wellingtonia Lodge is also mentioned in the National Archives as originally being part of The Buckland Estate. Situated in the most sought after community of Buckland, the house exudes quality and charm, with many of its original features, such as flagstone flooring, exposed beams, feature fireplaces, bay windows and cellar. With private gated access and swimming pool area that extends across to the southerly facing gardens which overlook the paddock. Offering a huge degree of privacy, whilst centrally located in the village. Generously proportioned throughout, the property has been enjoyed and loved by the same family for over 30 years, which is testament to the building and its location.

ACCOMMODATION

Ground Floor

Entrance porch with flagstone flooring and Lancet window which leads in to the main entrance hall with original and delicately crafted staircase to the first floor. To the right the drawing room, a bright and high ceilinged room with bay window to the side and open fireplace with solid wooden flooring. To the left the sitting room, a cosy family room with a window to the front and a bay window to the side, with original stone fireplace. Beyond the sitting room the hallway opens to the dining room, ideal for entertaining with bay window to side and stone fireplace. To the right a cloakroom and door to rear patio terrace, to the left the playroom/office then a door and stairs to the cellar below. Beyond is the kitchen/breakfast room, with matching wall and base electric oven style units, granite work surfaces, double Aga and gas hob, solid wood flooring, windows to the front and rear. Beyond is the rear hall with a boot room and laundry room to the right, to the left a door to front leads in to a stone store. A second staircase leads from the Kitchen to the first floor.



First Floor

Stairs lead from the entrance hall to a galleried landing which wraps around to the Principal Bedroom. With dual aspect and a semi-vaulted ceiling, original fireplace, built in wardrobes, a wonderfully light room. Across the landing is bedroom five which is currently used as a dressing room/ bathroom for the Principal bedroom. A further double bedroom with window to front and en suite bathroom. As the landing continues to the right the family bathroom, to the left stairs to the second floor and beyond, a generous double bedroom with built in wardrobes and views to front and rear, ideal as a guest room.

Second Floor

Stairs rising to a small landing area, to the left a double bedroom with eaves storage, dormer window to the rear with exposed apex beams. To the right a bedroom, again with dormer windows on to the rear and a door to a sitting room with an en suite shower room, dormer to rear and access to loft storage, open to the final bedroom with exposed beams, window to side and rear and eaves storage.

The second floor is ideal to be utilised as separate office work space, hobby rooms or children's bedrooms, all enjoy good storage and views to the rear.

OUTSIDE

Accessed via a gravelled driveway with lawned areas either side, mature trees and well-established hedging to the main electric double gates. Beyond the driveway takes you to a parking area, but just before to the left a well stocked terrace with swimming pool and hedging which offers a good degree of privacy from the northern boundary. To the right lawned area with banked wild meadows and further lawn terrace. A hedge lined arch takes you through to the formal rear garden with stunning patio terrace, ideal for al-fresco dining. Well stocked borders and lawn which stretches to the rear boundary with vegetable area, green house and door to rear hall. Post and rail fencing and Cotswold stone walling to one side which backs on to the pretty paddock.

SITUATION & AMENITIES

Buckland is a charming village conveniently situated off the A420, providing good access to Oxford and the West. It is a Conservation Area and has an ancient church, a popular public house with a restaurant, a village hall and a well regarded primary school. Daily shopping is available in the nearby market towns of Bampton, Faringdon, Witney and Wantage, with the larger centres of Oxford and Swindon providing a variety of shopping, recreational and cultural facilities.

There are a number of excellent independent and state schools in the area. The very popular St Hugh's Preparatory School at Carswell is within two miles and there are convenient bus and coach links to the independent schools in Oxford and Abingdon and to Faringdon Community College.

Communications are good with the A420 and A34 providing access to both the M4 (J13) and M40 (J9). The main line station at Didcot provides excellent rail services to London Paddington, and there is a direct service into London Marylebone from Oxford Parkway. Racing is available at Newbury and Cheltenham and excellent golf courses in the area include Frilford Heath. There is a wide range of watersports available at nearby Farmoor Reservoir.

SERVICES

Mains water, gas, and electricity. Gas fired heating and hot water. No mains drainage. Gigaclear super-fast broadband No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Two wall mounted televisions and the light fittings and carpets are also included. Other fixtures and fittings, including garden statuary, flower pots and ornaments, are excluded but may be available by separate negotiation.



WAYLEAVES, EASMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE: Freehold

LOCAL AUTHORITY

Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton OX14 4SB

T 01235 422422 W whitehorsedc.gov.uk

COUNCIL TAX: Band G

VIEWINGS

Please telephone Helen at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E Helenw@butlersherborn.co.uk

DIRECTIONS (SN7 8QW)

From Oxford take the A420 towards Faringdon. After about 14 miles turn right to Bampton and Buckland. Take the first right to Buckland and, on entering the village, take the first right on to Buckland Road and immediately left. Wellingtonia Lodge entrance will be straight ahead through the first garden area.

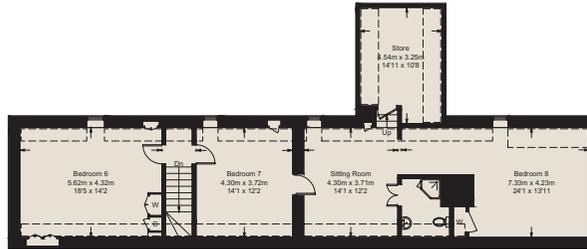
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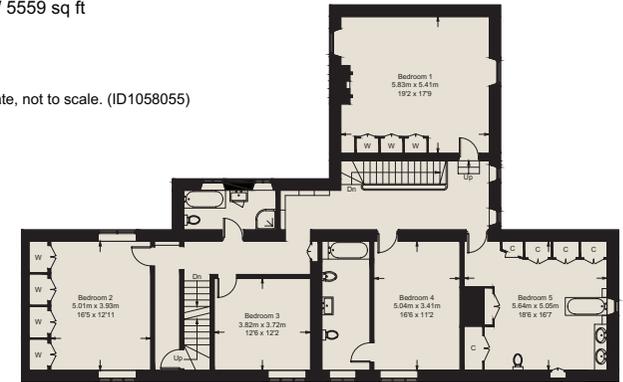


Approximate Gross Internal Area = 516.5 sq m / 5559 sq ft
 Greenhouse = 6 sq m / 64 sq ft
 Cellar = 27.5 sq m / 296 sq ft
 Total = 550 sq m / 5919 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1058055)



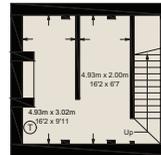
Second Floor
112.6 sq m / 1212 sq ft



First Floor
179.8 sq m / 1935 sq ft



= Reduced headroom below 1.5m / 5'0"



Cellar
27.5 sq m / 296 sq ft



Ground Floor
224.1 sq m / 2412 sq ft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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