



**Connells**

Springwell House The Downs  
Standlake Witney



# Springwell House The Downs Standlake Witney OX29 7TB

for sale  
**£750,000**



## Property Description

Located in the sought-after village of Standlake, is this substantial five bedroom detached family home that offers circa 2500 sq ft of well-designed and versatile living space and enjoys beautiful views countryside views.

Internally, the property comprises a spacious entrance hall, a cloakroom/WC, and a generous open plan living/dining/kitchen area which we feel really is the hub of this well-thought out home. There are doors leading out to a large composite resin decking area which has just been refitted to a high standard which is ideal for entertaining family and friends and for alfresco dining and enjoying the garden. The living room features a fireplace, adding character and warmth to this inviting space and is the perfect place to relax

Upstairs, off the landing, you'll find a well-proportioned master bedroom with its own en suite, a family bathroom which serves the other bedrooms including the study room which is perfect for someone who works from home.

On the second floor, there is an additional WC and two further single bedrooms which provide flexible accommodation and is our opinion is perfect for guests, teenagers, or additional office space.

Externally, the property benefits from driveway parking for multiple vehicles and an integral garage. The rear garden is beautiful featuring decked and patio areas, a summer house and is a real gardeners garden. Additionally, the property has oil-fired central heating (with underfloor heating on the ground floor)

## Living Room

19' 8" x 13' ( 5.99m x 3.96m )

A beautiful and most welcoming reception room with solid oak wooden flooring, double aspect windows to front and side. Central focal stone open fireplace and hearth for those cosy evenings in

## Garage

17' x 8' 1" ( 5.18m x 2.46m )

Garage with electric roller door and additional driveway parking for 4/5 cars. EV charging point.

## Dining Room

13' x 11' 3" ( 3.96m x 3.43m )

## Family Room

13' 5" x 12' 2" ( 4.09m x 3.71m )

With a continuation of tiled flooring throughout the whole space, this glorious kitchen/dining/family room certainly is hub of this wonderful home. Offering a plethora of base and wall units, ample granite worksurfaces, breakfasting bar and built in dishwasher, this bright entertaining space also benefits from underfloor heating. Space for large upright fridge freezer.

## Kitchen

13' 7" x 12' 1" ( 4.14m x 3.68m )

## Master Bedroom

18' 4" x 11' 1" ( 5.59m x 3.38m )

## Bedroom Two

15' x 12' 4" ( 4.57m x 3.76m )

## Bedroom Three

13' 5" x 13' ( 4.09m x 3.96m )

## Home Office/Bedroom

15' 5" x 12' 4" ( 4.70m x 3.76m )

## Single Bedroom

11' 10" x 11' 5" ( 3.61m x 3.48m )

## Single Bedroom

11' 7" x 11' 5" ( 3.53m x 3.48m )

## Garden

A low maintenance composite raised decked area is enclosed with stainless steel and glass. Step down to the lawned area, gravel pathways and raised borders and enjoy the evenings by the summer house.

## Public Right Of Way

There is an existing Right of Way at the property (Telegraph Pole), please enquire with the branch for further details







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: F

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Tenure: Freehold



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