



Garford, Abingdon

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## Megstone House

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A beautiful Cotswold stone home in mature gardens overlooking the adjoining village green and countryside.



**Guide price:** £1,200,000

**Tenure:** Available freehold

**Local authority:** Vale of White Horse

**Council tax band:** G





## The Property

Megstone House is a recently renovated home in the heart of the village, yet in a secluded position with countryside views and direct access to the village green.

This wonderful family home with an exceptional open plan kitchen/dining room and sitting room, with underfloor heating and wood burner, is ideal for entertaining and family life. The stylish interiors are arranged over two floors. Comprising the ground floor an open plan kitchen/breakfast/dining room, sitting room overlooking the garden, office, w/c and a utility room. On the first floor are five bedrooms, with the principal benefiting from an en suite, and a family bathroom.

From the house, there is access to the double garage and workshop. The landscaped gardens have been carefully designed and include a range of trees, ornamental hedging and perennials. There is also a greenhouse with raised vegetable beds, and off street parking.













## Location

The pretty village of Garford lies approximately 5 miles from Abingdon, in South West Oxfordshire. Garford has a village hall, a pleasant open green, 13th-century chapel and easy access to countryside walks, including one to Millets Farm Shop. Everyday requirements are found in Abingdon and Wantage, with more extensive amenities in Oxford.

Communications are excellent with the A34 within a short drive linking to the M40 and M4, and also Didcot Parkway Station offering a fast train service to London Paddington in about 35 minutes. Heathrow Airport is located via the A34 and M4. Local sporting facilities are also very good, with the highly regarded Frilford Heath Golf Club, fitness at the farm, and Sauna at the farm, all within close proximity.

There is also excellent local schooling with Cokethorpe, Cothill, Chandlings and The Manor all close by, along with St Helen's and St Katharine's, St Hugh's, The Manor School and Abingdon Prep School within easy reach. Christchurch, Magdalen College, St. Edward's, Radley College, and The Dragon can be found in Oxford.





Approximate Gross Internal Area 2101 sq ft – 196 sq m  
 Ground Floor Area 1158 sq ft – 108 sq m  
 First Floor Area 943 sq ft – 88 sq m  
 Garage Ground Floor Area 328 sq ft – 30 sq m  
 Garage First Floor Area 311 sq ft – 29 sq m



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