

# Shellingford House

Shellingford, Oxfordshire







## A substantial period house with cottages, land, and views.

Abingdon 15 miles, Cirencester 20 miles, Estelle Manor 20.4 miles, Oxford 21 miles, London 77 miles

Didcot Parkway 19 miles (trains to London Paddington from 37 minutes)

(All distances and times are approximate).



### Summary of accommodation

#### Main House

Reception hall | Inner hallway | Drawing room | Dining room | Studio | Kitchen/breakfast room | Utility room | Party Barn

7 bedrooms, including a principal bedroom suite

#### Outbuildings

Two guest/staff cottages | A range of outbuildings, including former stabling, tool and machinery stores and garaging

#### Garden and Grounds

Outdoor swimming pool | Tennis court | Paddock

**In all about 8 acres**



## Situation



The property is located just under 4 miles from the market town of Faringdon. Here, there are 3 large supermarkets, as well as a variety of independent shops and places to eat. The acclaimed Estelle Manor and Eynsham Baths are also close by.



There are a number of excellent schools in the area, with Pinewood, Abingdon, St Hugh's, and Cokethorpe School all within easy reach. The university city of Oxford is approximately 21 miles away and is well known for its superb educational facilities and a wide choice of independent schools. These include the Dragon, Summer Fields, Headington High School, St Edward's and Magdalen College, amongst many others.



The A420 is within close proximity, linking the M40 and M4 motorways; the city of Oxford is within a circa 30 minute drive.



## The Property

Shellingford House is an impressive Grade II listed property situated in an enviable position on a no-through lane.

The main house has very good proportions and offers over 7,000 sq ft of flexible and generous accommodation. Of note is a double-volume drawing room with views over the neighbouring countryside towards the White Horse, an extraordinary staircase, circa 17th century, with moulded balusters and Doric columns, and a wonderful party barn. Additionally, there are two cottages offering great potential for visiting family, multi-generational living, or rental potential.













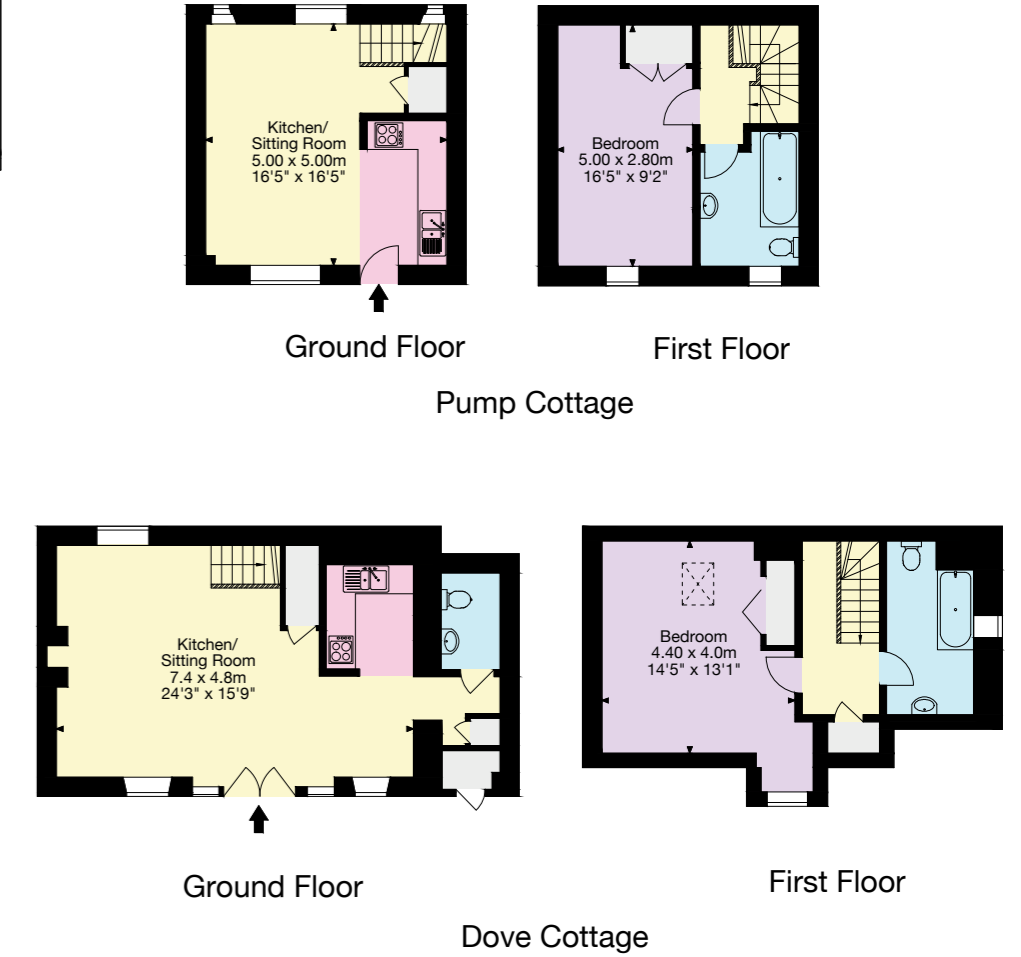
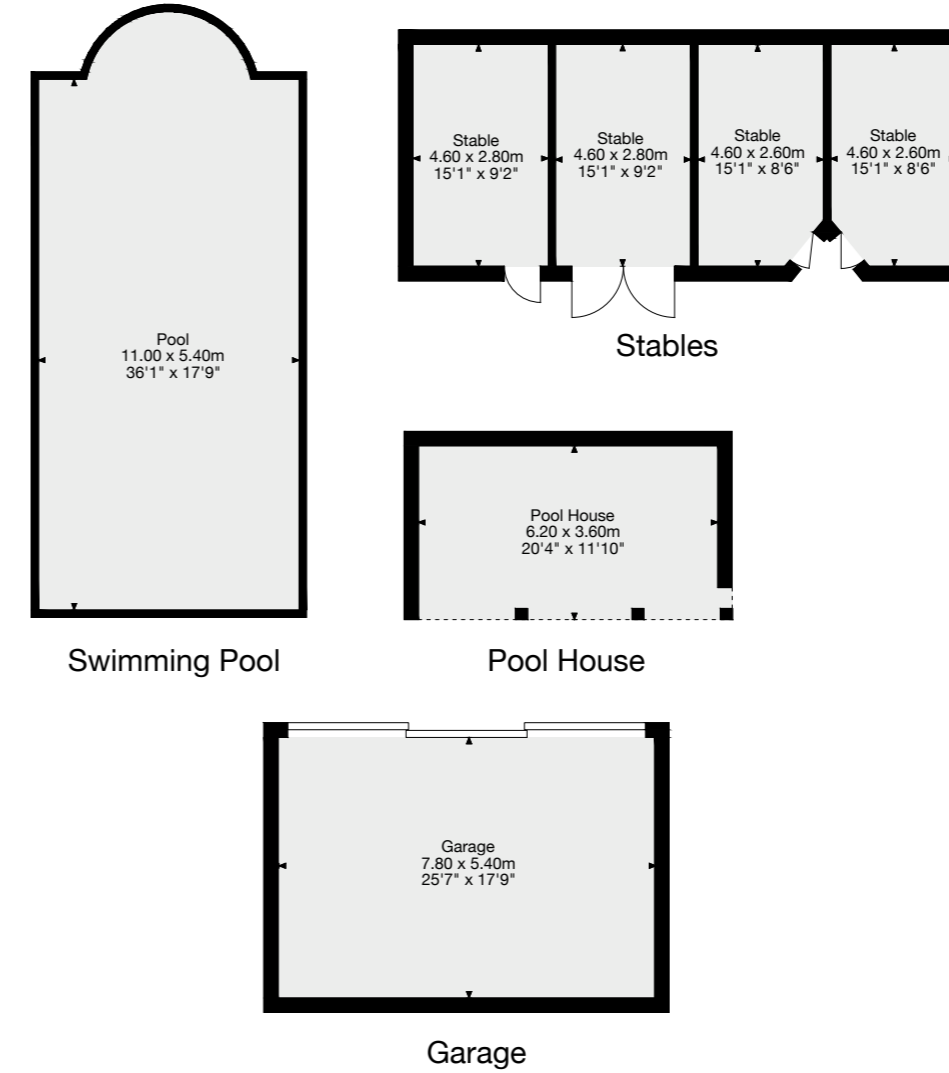
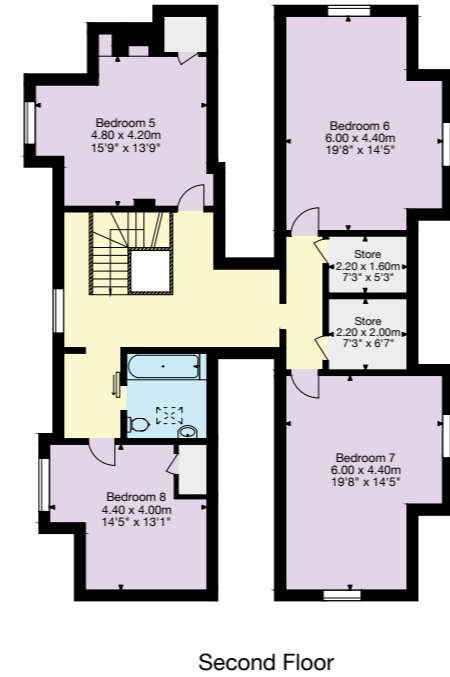
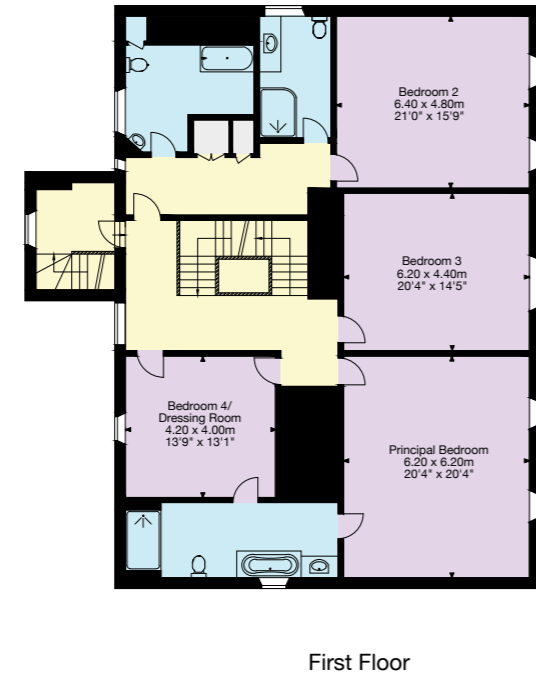
## Gardens and Grounds

The gardens and grounds are beautifully maintained and very private. A discreet white farm gate leads to a generous drive with parking by the front door. The gardens stretch down to a small stream, a lawned courtyard, a more formal lawn and an orchard with a variety of fruit trees. There is also a hard tennis court and a wonderful pool area comprising a large outdoor pool with an adjoining pool pavilion flanked by mature catalpa trees. The house looks on to an additional field of circa 5 acres. In total, the gardens, grounds and field extend to approximately 8 acres.



FLOOR PLAN

Approximate Gross Internal Floor Area  
 Main House: 692 sq m / 7,448 sq ft  
 Garage: 42 sq m / 452 sq ft  
 Pump Cottage: 50 sq m / 538 sq ft  
 Dove Cottage: 76 sq m / 818 sq ft  
 Outbuildings: 73 sq m / 785 sq ft  
 Total Area: 933 sq m / 10,041 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





## Property Information

**Services:**

Mains electricity, water and gas. Private drainage.

**Tenure:**

Freehold.

**Local Authority:**

Vale of White Horse

**Council Tax:**

Shellingford House – Band H

Pump Cottage – Band B

Dove Cottage – Band B

**EPC:**

Shellingford House - D

Pump Cottage - C

Dove Cottage - E

**What3words:**

///volcano.bachelor.flask

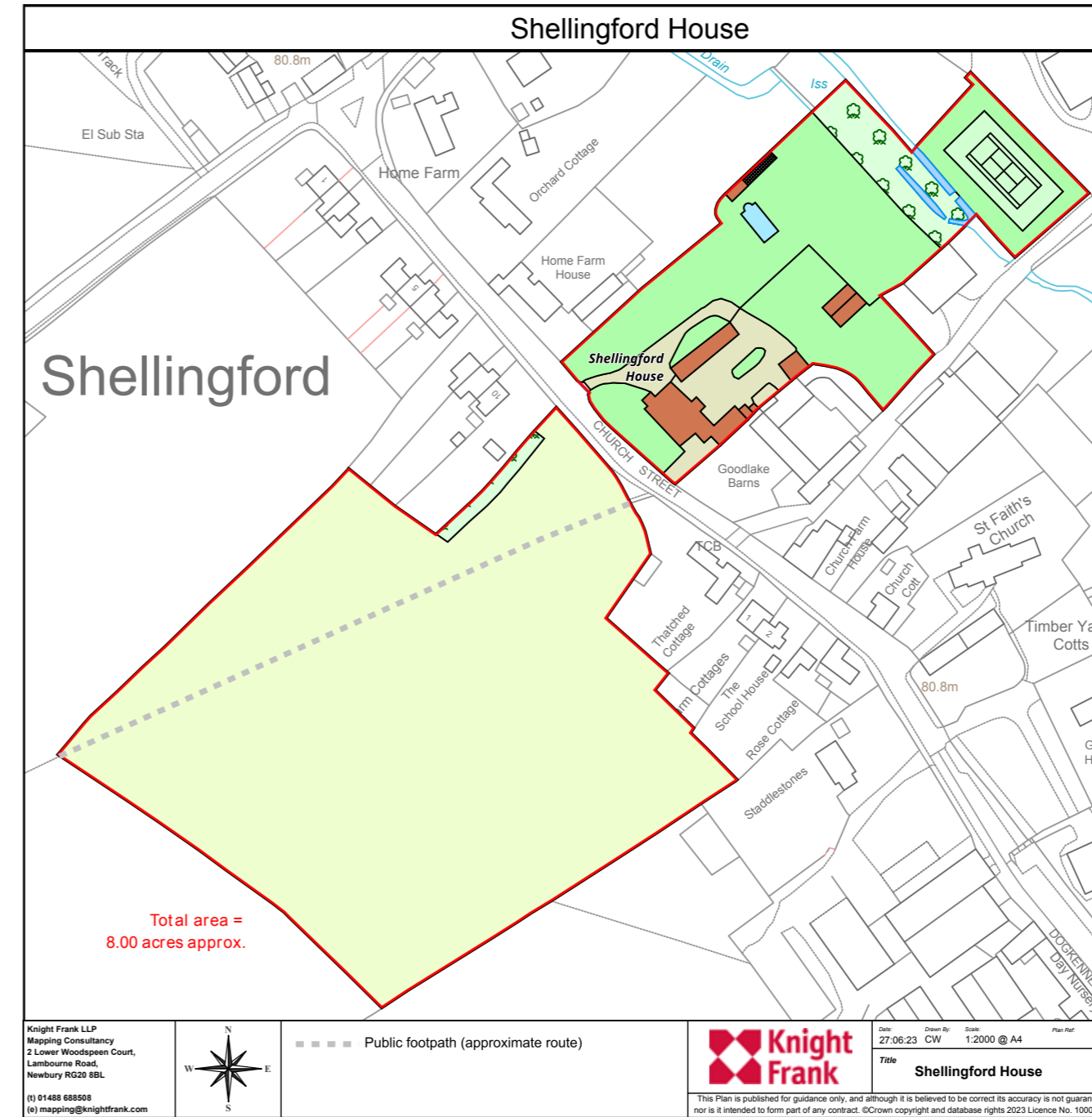
**Postcode:** SN7 7QA

**Rights of Way:**

There is a footpath that crosses the field.

**Viewings:**

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.







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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated July 2024.

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