

Curlew Meadow

Denchworth, Wantage, Oxfordshire





A spacious family home with the benefit of ancillary accommodation and a tennis court, set in approximately 3.83 acres in the village of Denchworth.

Wantage 4.3 miles, Abingdon 10.8 miles, Didcot (London Paddington 45 minutes) 12.5 miles, Oxford 18.7 miles, Newbury 20.1 miles
(Distances and times approximate).



Summary of accommodation

Entrance hall | Kitchen/snug/breakfast room | Dining room | Sitting room | Study | Utility | WC

Principal bedroom with en suite bathroom and dressing room | Bedroom suite | Four further bedrooms

Entertainment room | Two family bathrooms

Curlew Meadow Bungalow

Entrance hall | Sitting/dining room | Kitchen | Two bedrooms | Bathroom

Garden and Grounds

Front garden | Tennis court | Garden store

In all about 3.83 acres

Situation

Times and distances are approximate



Curlew Meadow is situated in the rural Oxfordshire village of Denchworth, located three miles north of Wantage. Within the village is St James' Church, a village hall, and The Fox Inn, a popular pub. Nearby, there is a good variety of walks and bridleways, as well as sporting facilities, including Frilford Heath Golf Club and Newbury Racecourse. Comprehensive shopping amenities are available in Wantage and the historic city of Oxford.



Communications in the area are excellent, with good access to the A34 in the south and the M40 in the north.



Didcot Parkway station is circa 11 miles from the property and offers a fast service to London Paddington in 37 minutes.



There is a superb choice of schools in the area, including Radley, Abingdon, Cothill, The Manor Prep, St Helen and St Katherine, and St Hugh's near Faringdon. The city of Oxford offers an excellent range of world-renowned schools, including Summer Fields, the Dragon, Oxford High School, Magdalen College School and St Edward's.



Curlew Meadow

Curlew Meadow has been sympathetically remodelled to a high standard and now offers a wonderful family home. The layout has been cleverly thought out to take advantage of the views and garden and offers light, well-proportioned accommodation. The ground floor comprises a large entrance hall, a superb kitchen/breakfast room/snug, a utility room, a triple-aspect sitting room with a central dual-sided fireplace that links to the dining room, a study and a cloakroom.

At first floor level, there is a principal bedroom suite with French doors that open on to a Juliette balcony, a guest bedroom with an en suite bathroom, two further bedrooms, and a family bathroom. There is also a fabulous multi-purpose entertainment room.

On the second floor, there are two further bedrooms and a shower room.

The property also benefits from a spacious, detached two bedroom bungalow, which is ideal for use as guest accommodation, for an au pair, or to create an additional source of income.





Outside

The gardens have been beautifully landscaped and extend to approximately 3.83 acres. The front garden provides a lovely outlook from the house across to the tennis court, and there is a formal lawn to the rear of the property with a large garden store and an orchard beyond. To the side is a circular croquet lawn bordered by hedging, beyond which is a flower meadow and paddock. The property is set back from the road and approached along a sweeping gravel driveway.

FLOORPLANS

Approximate Gross Internal Floor Area

Ground Floor: 175 sq m / 538 sq ft

First Floor: 167 sq m / 1794 sq ft

Second Floor: 55 sq m / 595 sq ft

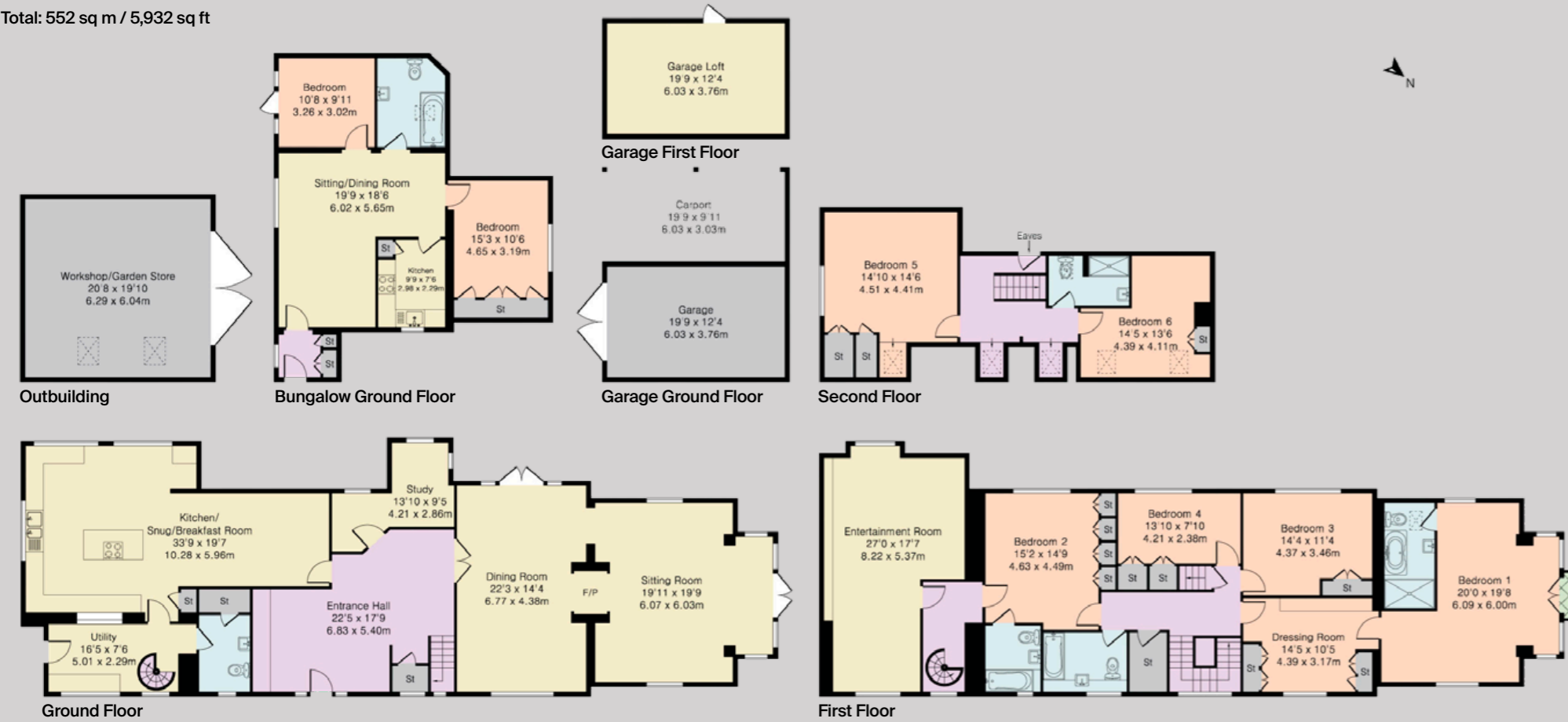
Bungalow: 71 sq m / 762 sq ft

Garage Ground Floor: 23 sq m / 244 sq ft

Garage First Floor: 23 sq m / 244 sq ft

Outbuilding: 38 sq m / 409 sq ft

Total: 552 sq m / 5,932 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

Property Information

Services:

Mains electricity, water and drainage are connected.
LPG central heating.

Tenure:

Freehold.

Local Authority:

Vale of White Horse District Council

Council Tax:

Curlew Meadow – G
Curlew Meadow Bungalow – B

EPC:

Curlew Meadow – E
Curlew Meadow Bungalow – E

Postcode:

OX12 0EA

Viewings:

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





Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

Harry Sheppard
01865 790077
harry.sheppard@knightfrank.com

knightfrank.co.uk

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2025. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.