



6 Church Close

Stanton St John





An exceptional family home with beautiful gardens and Annexe.



Summary of accommodation

Main House

Ground floor: Reception hall | Sitting room | Kitchen/dining/family room | Utility | Studio/play room | WC

First floor: Principal bedroom with dressing room and en suite | Bedroom two with en suite shower room

Three further bedrooms | Family bathroom

Annexe

Ground floor: Kitchen/dining/sitting room | Bedroom | Bathroom

First floor: Cinema room

Garden and Grounds

Outbuilding used as gym/office | Patio | Lawn | Driveway

Situation

Times and distances are approximate.



Stanton St John is a historic village just 4.5 miles from Oxford. It is mentioned in the Domesday Book with the Church of St. John the Baptist, dating from the 12th century, and has a number of fine period houses from the 16th and 17th centuries. Today, it is a thriving village with a village shop, village hall, The Talkhouse pub, and Rectory Farm, a pick-your-own fruit and vegetable farm with a cafe and Auntie's Old School Nursery. The village has been featured in several episodes of Midsomer Murders.



Communications are excellent with the A40 close by, and there are rail services from Oxford Parkway, Haddenham and Thame Parkway to London Marylebone and from Islip to London Paddington via Oxford.



Along with the highly regarded Beckley C of E primary school which is less than two miles away Oxford has a number of excellent schools for all ages, including the Dragon, Summer Fields, Headington, Rye St Anthony, Wychwood, St. Edward's, and Magdalen College School.



The Property

Set within a prime Oxfordshire village down a private driveway a substantial charming family home of over c.3800sqft built in 2004. Having been previously extensively refurbished this home marries the character of a period home with the features and advantages of a contemporary modern family residence. Including a fitted kitchen by John Lewis of Hungerford and Miele appliances.

The stunning gardens also complement the house wonderfully well, being superbly planted and with a good degree of privacy. There are a number of areas including two, flagstone terraces, one with doors leading from both reception rooms and a sizeable level lawned area. There is a glass-fronted outbuilding currently used as a gym.

To the rear of the property is a separate annexe which has a bedroom, bathroom and kitchen with its own entrance and parking area. Above the Annexe is a large space currently used as a cinema room as well as additional storage space.





FLOOR PLAN

Approximate Gross Internal Floor Area

Ground Floor: 136 sq m / 1,463 sq ft

First Floor: 130 sq m / 1,401 sq ft

Annexe Ground Floor: 46 sq m / 498 sq ft

Annexe First Floor: 33 sq m / 359 sq ft

Outbuilding Area: 12 sq m / 130 sq ft

Total Area: 357 sq m / 3,851 sq ft



PROPERTY INFORMATION



Property Information

Tenure:
Freehold.

Council Tax Band:
G

EPC:
C

Viewings:

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

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.



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Particulars dated: September 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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