

The Clock House

Sheepstead Road, Marcham, Abingdon



A rare opportunity to own a unique and characterful home.



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Summary of accommodation

The Clock House

Ground floor: Hall | Sitting room | Kitchen | Dining room | Conservatory | Shower room

First floor: Principal bedroom and en suite | 2 further bedrooms | Study/bedroom 4

The Cottage

Hall | Sitting room | Kitchen | Shower room | Bedroom | Log store

The Barn

Ground floor: Studio | Kitchen | Shower room

First floor: Office space

Outside

Gardens | Patio | Parking



Situation

Times and distances are approximate.



Marcham is a sought-after village with excellent transport links. Facilities within the village include a post office, farm shop, public house, church and popular primary and nursery schools. Marcham also benefits from its own cricket, football and tennis clubs, and neighboring Frilford Heath has a national standard golf club.



Communications are marvelous 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.



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, Abingdon school and Abingdon Prep School within easy reach. Christchurch, Magdalen College, St. Edward's, Radley College, and The Dragon can be found in Oxford.



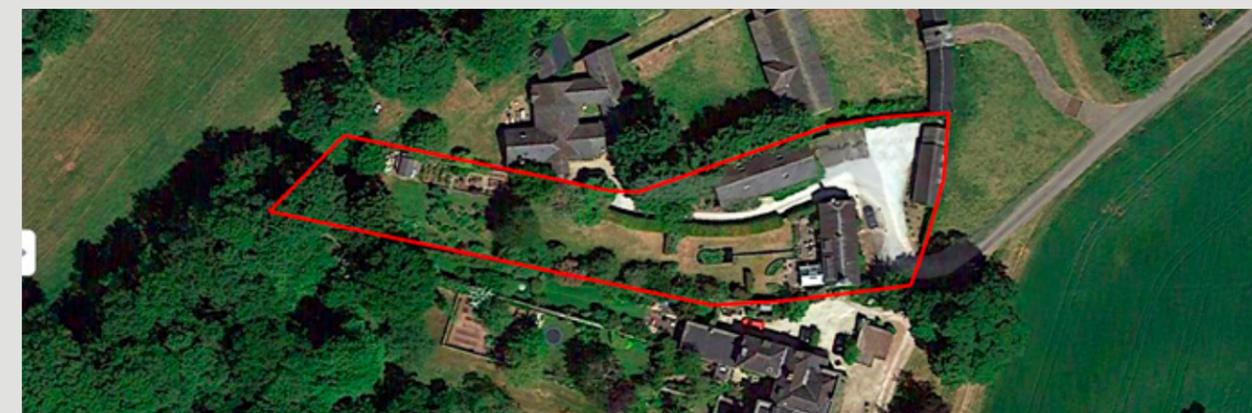
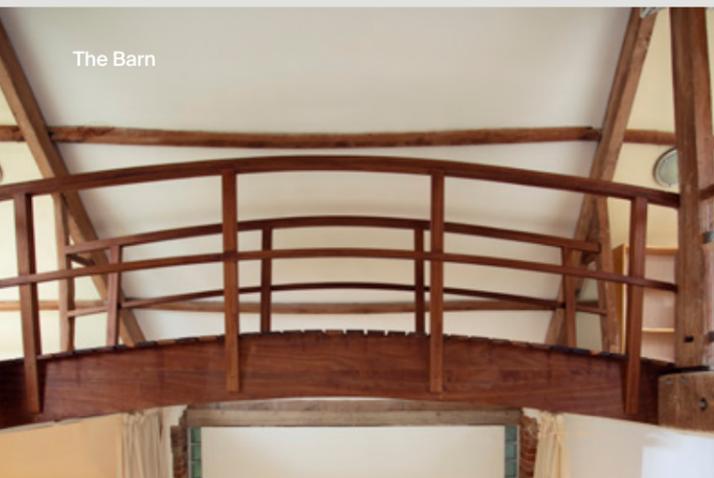
The House

Tucked away in a peaceful, secluded location surrounded by meadows, The Clock House is approached by a long drive offering a sense of privacy and tranquility perfect for those seeking an idyllic country lifestyle. This exceptional property comprises three distinct parts: The Clock House, the Barn and the Cottage.

Distinguished by its semi-circular windows and its clock tower, The Clock House benefits from period features and views over the beautiful rear gardens. There are three reception rooms, a kitchen/breakfast room and four bedrooms.

The detached, converted barn is over 2,000 sq. ft. and is filled with natural light. The spacious ground floor area has underfloor heating, while upstairs two parts are linked by a bridge inspired by Monet's Bridge. The Barn is currently a photographic studio, however, with 2152 sq. ft. there is great potential for other uses.

The one bedroom detached cottage has approved planning permission for an extension and a garage with footings already constructed and signed off by the Vale of the White Horse, allowing you to enhance and expand the space.



Gardens and Grounds

To the rear of the property, the landscaped gardens are a true delight. A stream flows through the bottom of the garden with a well-maintained vegetable garden and a formal pond and rill.

Property Information

Tenure: Freehold.

Local Authority: Vale Of White Horse

Council Tax: Band G

EPC Rating: E

Postcode: OX13 6QG

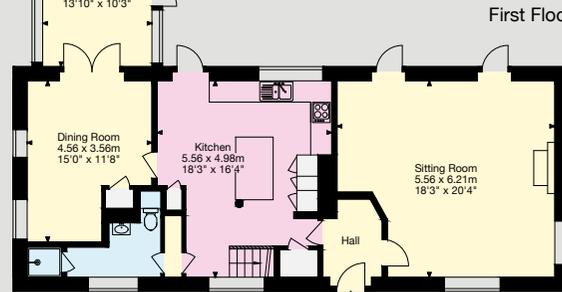
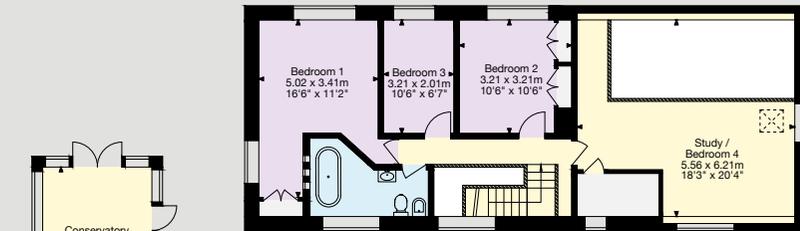
Directions: From Oxford, take the A420 towards Swindon. At the first roundabout, bear left onto the A338 to Wantage. On reaching Frilford, turn left into Faringdon Road, and right after a short distance, Sheepstead Road will be found on the right hand side. Continue over the two cattle grids and the property will be seen just after on the right hand side.

What3Words: //mills.trimmer.afford

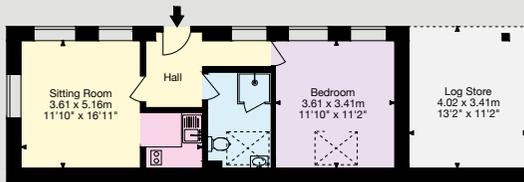
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
 The Clock House: 168 sq.m / 1,808 sq.ft
 The Cottage (Incl. Store): 53 sq.m / 570 sq.ft
 The Barn: 200 sq.m / 2,152 sq.ft
 Total Area: 421 sq.m / 4,530 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.

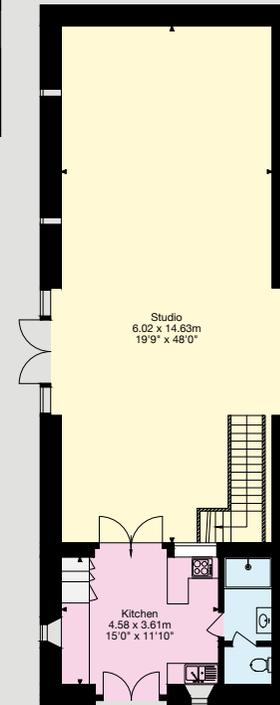


Ground Floor
The Clock House

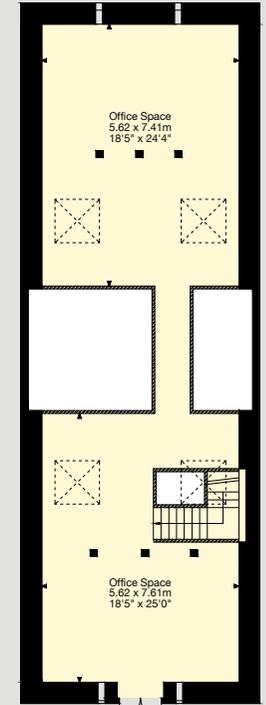


The Cottage

Store



Ground Floor
The Barn



First Floor

Knight Frank
 274 Banbury Road
 Summertown
 Oxford
 OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
Oliver Saxton
 01865 264 862
oliver.saxton@knightfrank.com

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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 September 2024. Photographs and videos dated September 2024.

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