

67 High Street  
STANDLAKE, OXFORDSHIRE, OX29 7RH

bespoke  
BY BRECKON

Breckon & Breckon  
est. 1947





67 High Street is a beautifully designed Cotswold stone property sat in approximately  $\frac{1}{3}$  acre plot offering over 5,000 sq. ft. of accommodation. Located in the heart of this popular village.

Approx Gross Internal Area: 496 sq. m. / 5,339 sq. ft



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IMAGES FROM LEFT:  
Kitchen, Entrance Hall,  
Breakfast Bar



The quality of build is apparent from the moment you step foot inside the front door, it's clear no expense has been spared with thoughtful touches such as SONOS sound system integrated throughout the property as well as made-to-measure Kloeber windows and doors. The welcoming open hallway features a bespoke glass and oak solid staircase and double doors lead you through to the exceptional open plan kitchen / breakfast room. With two sets of sliding doors and a fantastic roof lantern, this is an incredible space for entertaining.

The Mereway kitchen, boasting a double Neff oven, Quartz worktops and a Caple wine fridge, seamlessly integrates with two further reception rooms, both enjoying doors opening out on to the spacious terrace and garden beyond. One of these reception rooms is separated by glazed French doors, perfect for a television room or children's playroom.

Further technology includes MVHR, Cat 5 cabling throughout as well as smart lighting control.



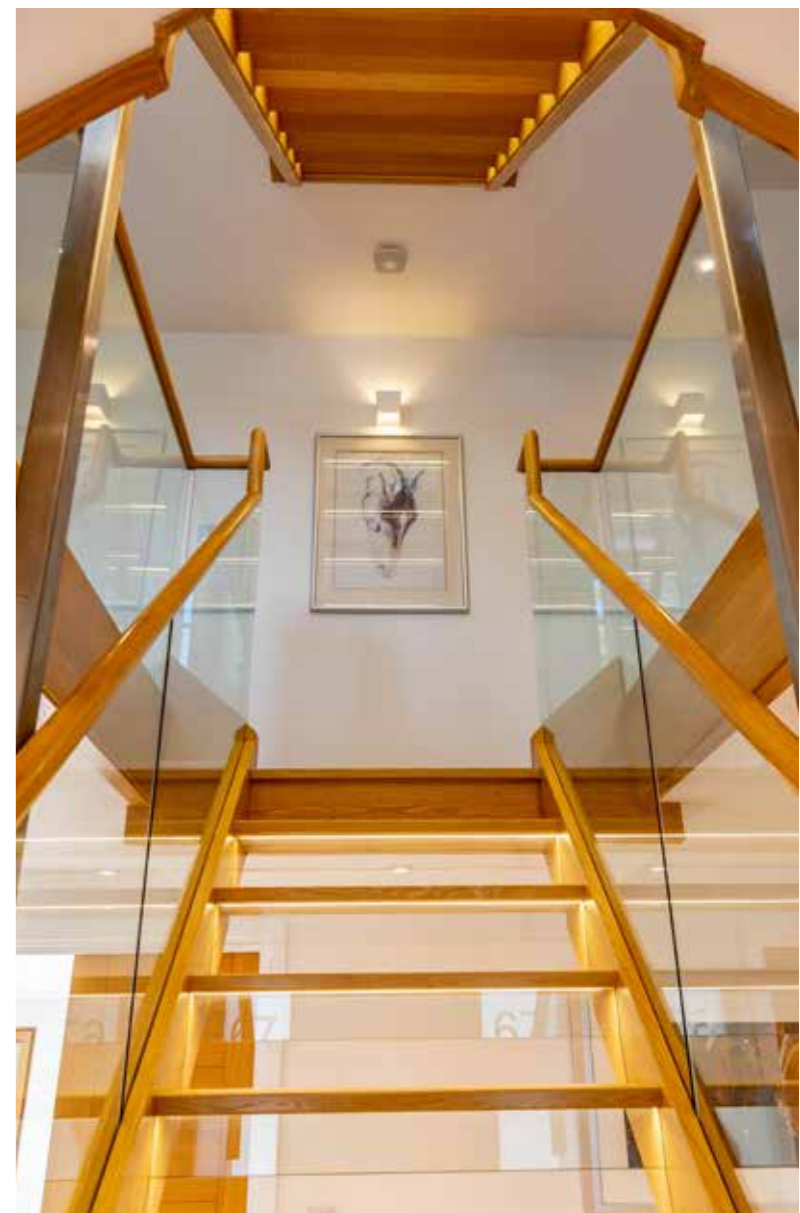


**IMAGES FROM LEFT:**

Dining Room, Hallway, Dining through to decking, Family Room / Cinema Room



There are two studies, ideal for those looking to work from home alongside a boot room, cloakroom and a useful storage cupboard which has been designed to enable conversion into a three person lift if required. An inner hall leads you through to a larger than average utility room, beyond which is a side entrance hall with a staircase leading to the fifth bedroom, currently used as a home gym, and a large bedroom and en suite bathroom with underfloor heating. This space could easily create an excellent sized self-contained annexe, with its own entrance and is wired and plumbed to enable installation of a separate kitchen where the gym currently is. This would make an ideal space for teenagers or visiting family and friends.





**Council tax band:**  
G (TBC)

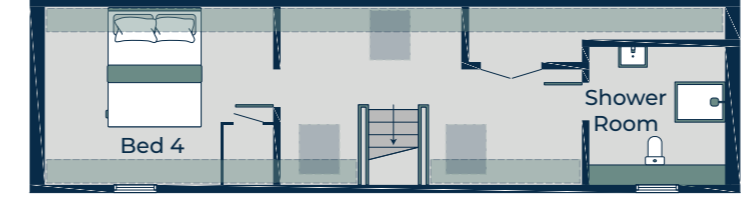
**West Oxfordshire District Council**  
**Amount payable annually:**  
£3,577.65 (TBC)

**Tenue:**  
Freehold  
All mains services connected  
Oil central heating  
Gigaclear fibre broadband

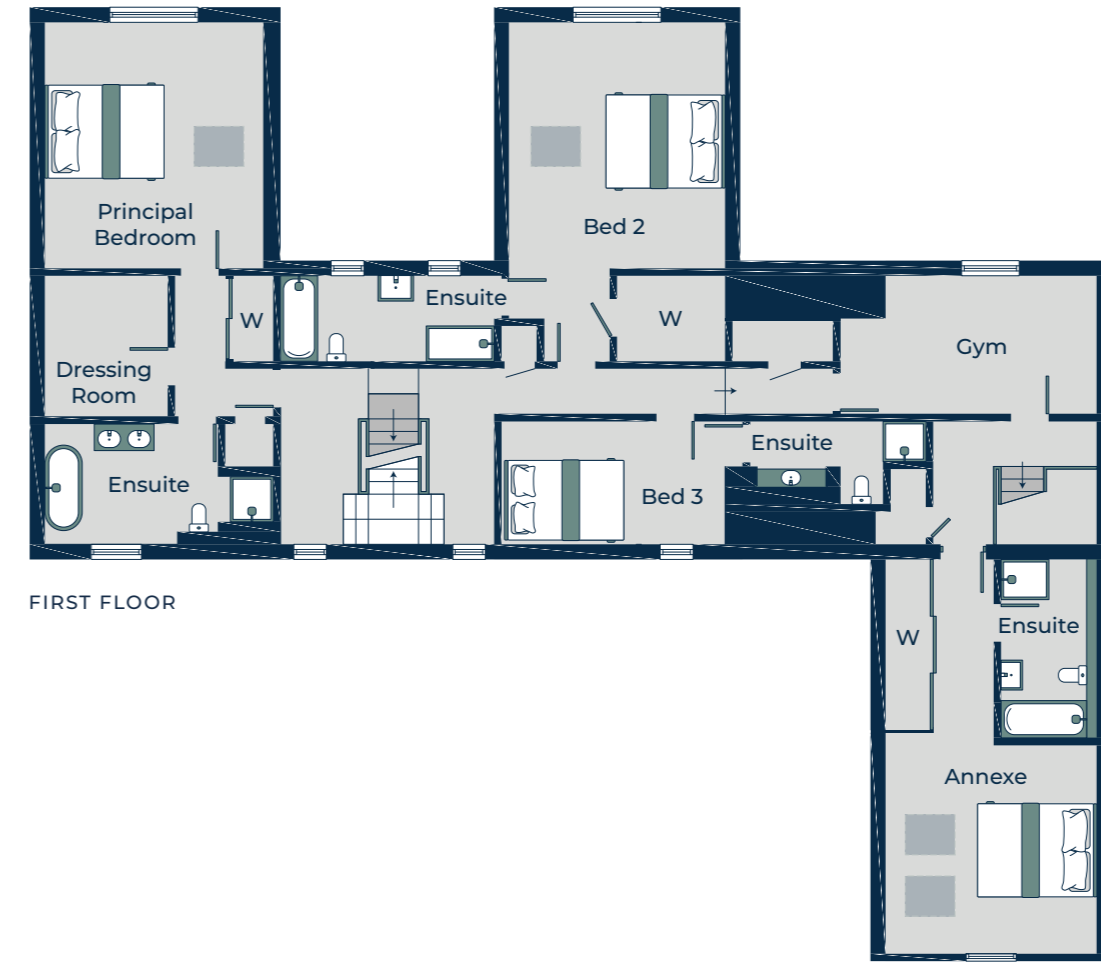
**GROUND FLOOR**

Living Room	5.64m x 4.31m	18'6" x 14'2"
Family Room	4.43m x 3.97m	14'6" x 13'0"
Kitchen/Dining Room	8.93m x 6.74m	29'4" x 22'1"
Study 1	3.53m x 3.52m	11'7" x 11'7"
Study 2	3.55m x 2.44m	11'8" x 8'0"
Utility	5.59m x 2.89m	18'4" x 9'6"
Garage	7.70m x 6.09m	25'3" x 20'0"

Approx Gross Internal Area: 496 sq. m. / 5,339 sq. ft



SECOND FLOOR



FIRST FLOOR

**FIRST FLOOR**

Principal Bedroom	4.88m x 4.32m	16'0" x 14'2"
Dressing Room	2.81m x 2.47m	9'3" x 8'1"
Annexe	8.18m x 4.22m	26'10" x 13'10"
Bed 2	4.88m x 4.29m	16'0" x 14'1"
Bed 3	4.41m x 2.45m	14'6" x 8'0"
Gym	5.09m x 2.84m	16'8" x 9'4"

**SECOND FLOOR**

Bed 4	4.67m x 3.56m	15'4" x 11'8"
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Approx Gross Internal Area: 496 sq. m. / 5,339 sq. ft



IMAGES FROM LEFT:  
Rear Elevations,  
Gardens



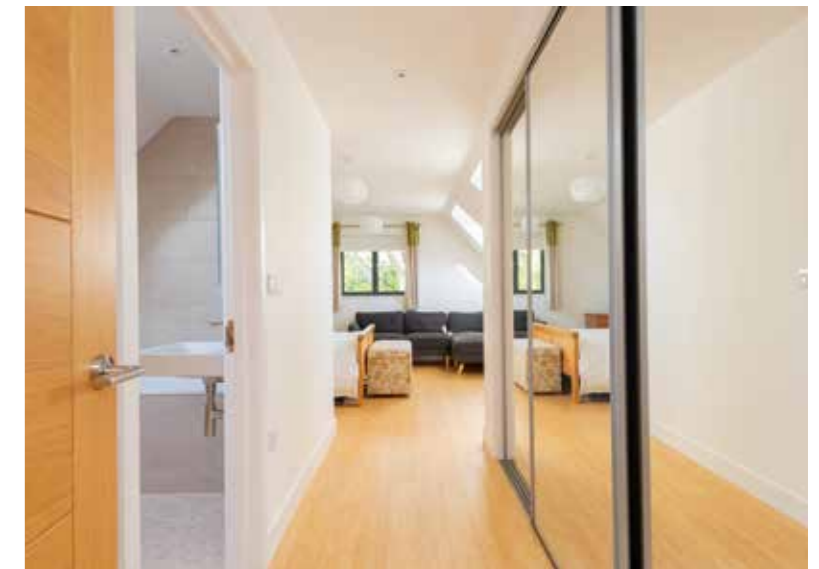
The south facing rear garden, generously sized and predominantly laid to lawn, is adorned with well-stocked flower beds and shrubs. There is a large terrace which spans almost the full width of the house and can be accessed from the kitchen and both principal reception rooms. There is planning permission in place to allow for a glass veranda to be added over the terrace. To the front of the property is an expansive gravel driveway and a large double garage with room for three cars and a workshop. The property was designed with the future in mind with an EV charging point, PV solar panels with an output of 4.1Kw and battery storage. There are five years remaining on the NHBC warranty.



IMAGES FROM LEFT:  
Principal Bathroom, Principal Bedroom  
Annexe Bedroom



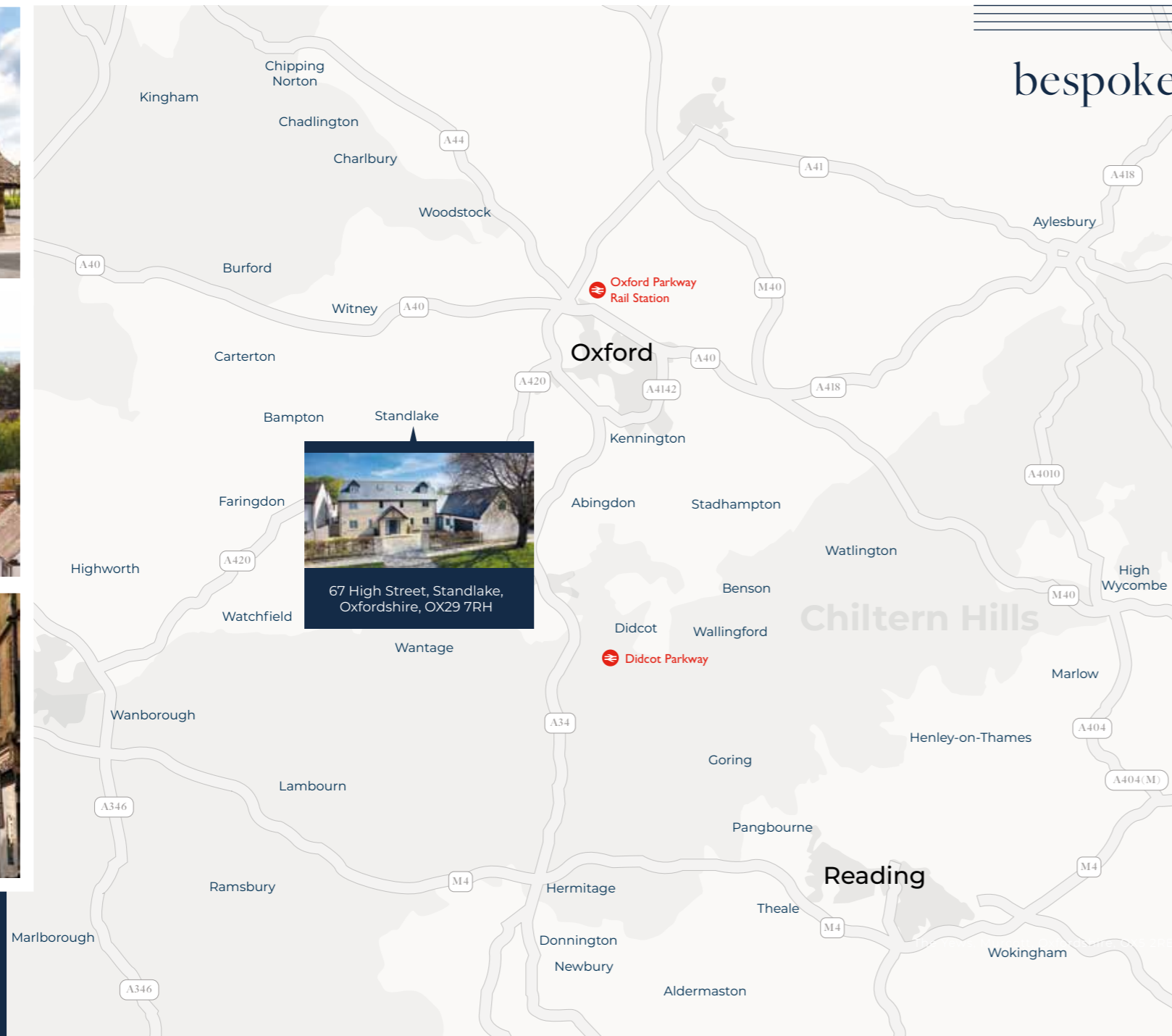
The principal bedroom suite has everything you could need including air-conditioning, a dressing room and en suite with electric underfloor heating, luxurious free standing bath and separate shower. There are three further generously sized bedrooms on the first floor, two with en suite bathroom/shower rooms. On the second floor is a large open landing, a further double bedroom and a modern, well-equipped family bathroom.







IMAGES FROM TOP:  
Witney Town Centre  
Abingdon-on-Thames  
Ship Street, Oxford City Centre,



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## Standlake, Oxfordshire

The village of Standlake is extremely popular for families looking to enjoy all that the area has to offer whilst still being within easy reach of Witney and Oxford and excellent access to Didcot railway station for frequent trains to London Paddington arriving with the hour.

The village itself boasts an award-winning gastro pub, The Black Horse, as well as a village shop and Post Office, primary school and church. There are regular tennis and running clubs as well as the Oxford Downs Cricket Club which is a fantastic hub for the community.

Lincoln Farm Park is within a few minutes walk provides access to two swimming pools, a gym, sauna and steam as well as a coffee shop.

For schooling, many of the areas most renowned schools are with easy reach including Cokethorpe, St Hughs and Cothill House. Bartholomew Secondary School in nearby Eynsham is rated Ofsted 'outstanding'. The village primary CofE school was rated 'good' in the 2023 Ofsted inspection.

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# Ready to view?



get in touch

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