

2 The Ride

TUBNEY WOOD OX13 5QF

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BY BRECKON



Nestled within Tubney Woods, 2 The Ride comes to the market having been remodelled, refurbished and almost entirely rebuilt and is now an incredible family spanning over 3,100 sq. ft. of accommodation over two floors.

Approx Gross Internal Area: 3,444 sq. ft.

2 The Ride, Tubney Wood, OX13 5QF



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BY BRECKON

Breckon & Breckon
EST. 1947



IMAGES FROM LEFT:
Kitchen/Living Room, Kitchen



The property is in immaculate condition throughout having been the subject of an extensive renovation project by the current owners over recent years. A full specification is included within these particulars but highlights include underfloor heating throughout the property with room specific individual electronic thermostats, electric blinds and Bower & Wilkins ceiling speakers in every room.

The heart of this sensational home is the kitchen / living room with two vaulted ceilings, a bespoke kitchen with three metre island, Quooker hot water tap and four Neff ovens (two microwave ovens, two 'slide and hide'). Five metres of bi-folding doors allow direct access out on to the wraparound patio, garden and woodland beyond.



IMAGES FROM LEFT:
Living/Dining Room, Living Room



This room, spanning almost 12m in width enjoys a huge amount of storage incorporated into a media wall alongside a separate utility room offering space for two washing machines, two tumble dryers and an additional

dishwasher on top of the one already in the kitchen. A separate cinema room / play room is also located off the main living room and enjoys a media wall made from acoustic panelling.



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GROUND FLOOR

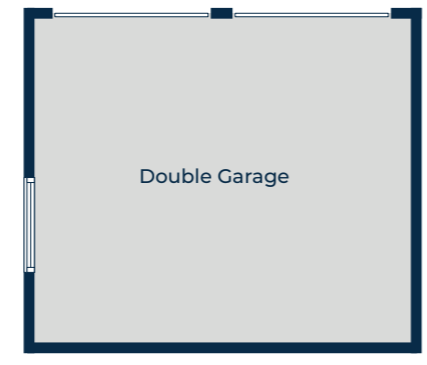
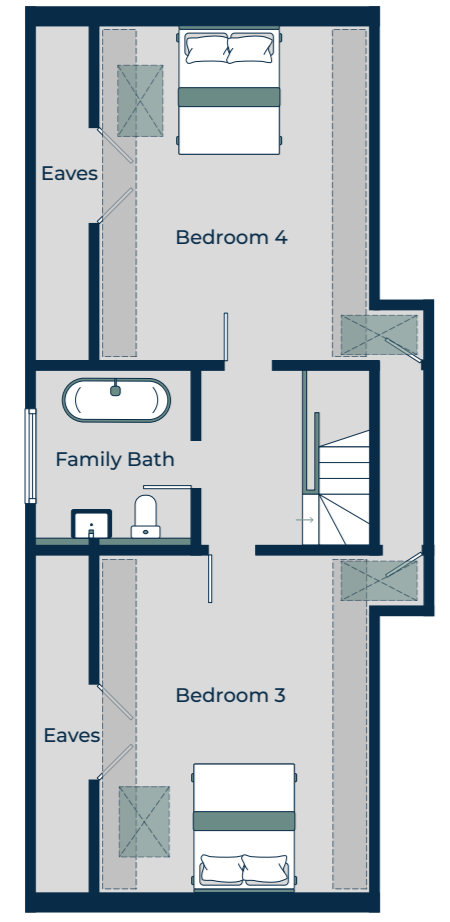
Kitchen/Living/Dining Room	11.6m x 10.0m	38'2" x 32'11"	Principal Bedroom	6.78m x 3.81m	22'3" x 16'6"
Cinema Room	3.84m x 2.59m	12'7" x 8'6"	Bedroom 2	4.39m x 3.86m	14'5" x 12'8"
Utility	5.54m x 2.30m	18'2" x 7'7"	Bedroom 5	3.30m x 3.17m	10'10" x 10'5"

IMAGES FROM LEFT:
Principal Bedroom, Principal En-suite,
Dressing Room



There are three double bedrooms on the ground floor, including the principal suite which benefits from an en-suite shower room with double basins and dressing room. There is also a family shower room on the ground floor. There are two excellent sized bedrooms on the first floor alongside a fourth bathroom with free standing bath and stunning views over Tubney Woods. Both bedrooms offer access to generous eaves storage.





(Not Shown In Actual Location / Orientation)

Denotes reduced ceiling height

FIRST FLOOR

Bedroom 3	5.31m x 4.27m	17'5" x 14'0"
Bedroom 4	5.31m x 5.08m	17'5" x 16'8"

2 The Ride Tubney Wood ABINGDON OX13 5QF		Energy rating C
Valid until 17 August 2034	Certificate number 9668-3012-0208-6844-5204	
Vale of White Horse Council Band G - £3,903 per annum		

IMAGES FROM LEFT:
Bedroom 3, Family Bath



IMAGES:
Bedroom 4, Bedroom 5, Home Gym/
Garage, Cinema Room



IMAGES:
Bath, Bedroom 2, En-suite



IMAGES:
Rear View, Garden Area



A standalone double garage is to the front of the plot, currently being used as a home gym. Off-street parking is available for a large number of cars on the newly shingled drive. The rear garden is perfect for a growing family and includes an area of playground bark, an excellent sized lawn

and newly planted raised beds. The current owners have also put in an area of hard standing with electrics, water and waste in place for an outbuilding towards the rear of the garden. Access on to the woodlands beyond is possible as this is part owned by 2 The Ride.

Specification



Kitchen:

- ▶ Bespoke kitchen with 3m island, with Miele downward extractor fan
- ▶ CDA Separate fridge and freezer
- ▶ 2 x Neff Microwave / ovens
- ▶ 2 x Neff Ovens
- ▶ Quooker hot water tap
- ▶ Integrated AEG dishwasher
- ▶ Concealed bins.
- ▶ Quartz worktop for island and Quartz worktop on sink area, with full upstand finish

Main House:

- ▶ 95 spotlights, all dimmable and wall lights throughout
- ▶ 16 Bower & Wilkins ceiling speakers throughout
- ▶ 4 x Sonos Amp installed
- ▶ 1 x Vaillant Arotherm Plus 10kw Heat pump
- ▶ Underfloor heating throughout
- ▶ Engineered oak herringbone throughout hallway and living area
- ▶ All rooms have individual electronic thermostats
- ▶ AC wired should any purchaser wish to install
- ▶ Electric blinds
- ▶ Hotel styled curtain wave to all ground floor bedrooms
- ▶ Fitted wardrobes (dressing room to master suite) to all ground floor bedrooms
- ▶ Oak staircase with built in storage

Bathrooms:

- ▶ Tapware from JTP
- ▶ Freestanding baths
- ▶ High quality fixtures and fittings
- ▶ Tiles imported from Turkey and Italy



Playroom and Living Room:

- ▶ Media wall made from acoustic panelling in playroom.
- ▶ Media wall with space for __ inch television unit and over 6m of built-in storage in living room

Rear Garden:

- ▶ Porcelain tile patio wraps around the house
- ▶ 300m2 of new turf laid
- ▶ 49m2 playground bark laid
- ▶ 49m2 concrete slab, with electrics, water and waste in place
- ▶ Electrics for BBQ and outdoor area installed (not currently live)
- ▶ Security cameras installed (not currently live)
- ▶ All new electrics and lighting in place (flood lights as well)
- ▶ Ownership and access to the woodland

Utility:

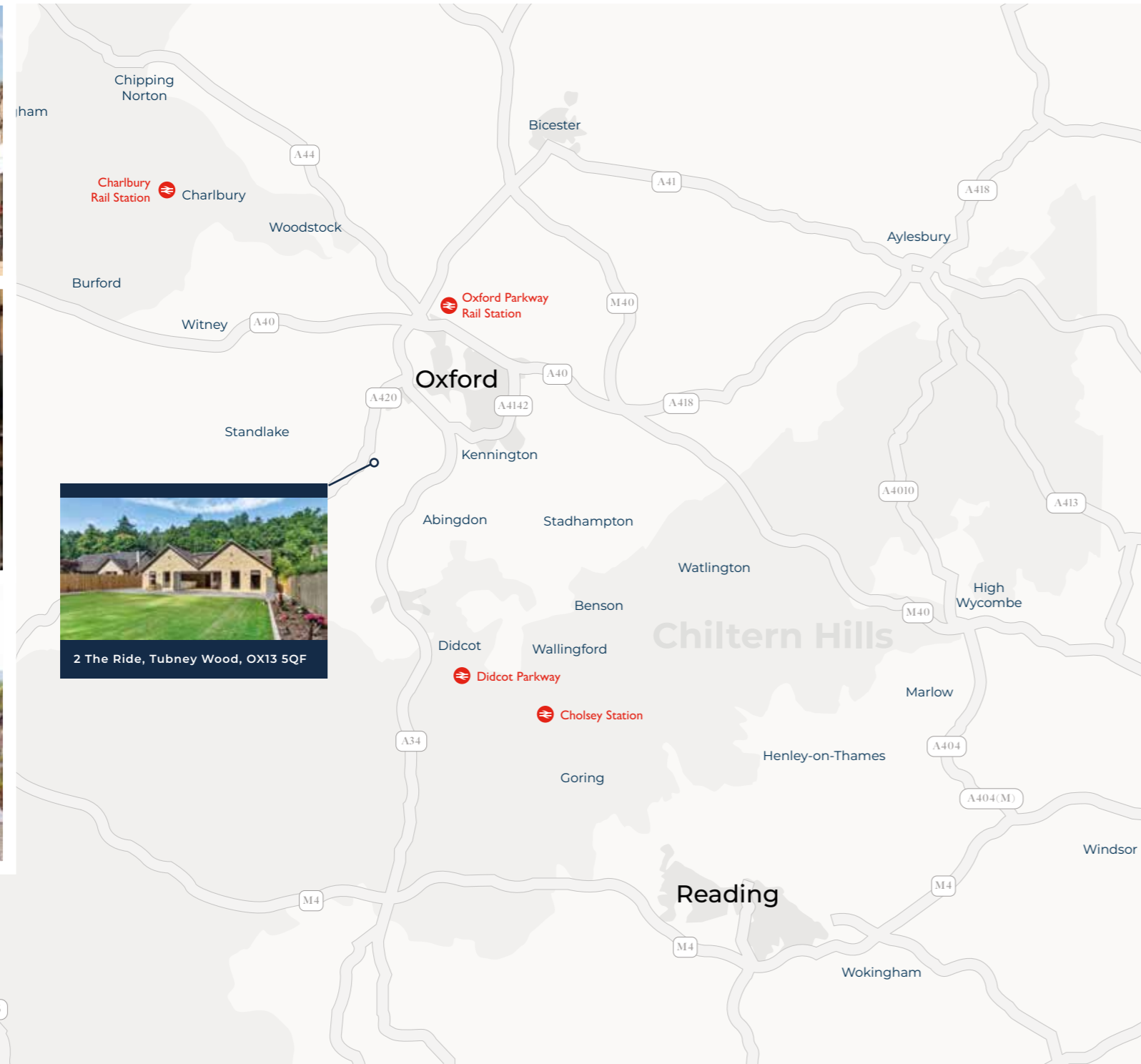
- ▶ 2 x Miele washing machines
- ▶ 2 x Samsung tumble dryers,
- ▶ Overflow Bosch dishwasher
- ▶ Double basin sink
- ▶ Quartz worktop, matching with main kitchen
- ▶ Units, matching with main kitchen





IMAGES FROM TOP:

Westgate, Oxford City Centre,
Ship Street, Oxford City Centre,
Abingdon



Tubney Wood

Tubney Wood lies 8 miles southwest of Oxford, just off the A420 and is near the renowned Frilford Heath Golf Club. For travel further afield, communications are excellent with the A34 just three miles away, giving easy access to the M40 and the M4. Didcot Parkway station, with a regular, direct 40 minute inter-city service to London Paddington, is only 10 miles away. There are also a wide range of excellent schools in Oxford and Abingdon and Millets Farm Shop and several pubs and restaurants are within a short drive.

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Ready to view?



get in touch

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