



Glebe House
High Street | Childrey | Wantage | Oxfordshire | OX12 9UA

GLEBE HOUSE

Elegant Georgian style country home over 5,600 sq.ft, featuring a grand reception hall, formal living spaces, cinema, study and bespoke kitchen. Luxurious bedrooms, versatile top floor, landscaped gardens, sun terraces, and a heated double garage. Set on 0.7 acres in the picturesque village of Childrey.



Accommodation summary

Ground Floor

The central reception hall is truly a showstopper, with an impressive imperial staircase leading to the upper floors. The formal drawing and dining rooms feature intricate ceiling cornicing, deep skirting boards and French doors opening onto the garden terraces. Additional highlights include a cinema room with surround sound, a study with fitted cabinetry and an expansive open-plan kitchen/breakfast room. The kitchen boasts bespoke cabinetry, a large central island with a breakfast bar, a Falcon range cooker, Miele appliances and a spiral wine cellar. A boot room/utility and plant room with a secondary entrance adds practicality to the space.

Lower Ground Floor

Cellar 50 ft 2 circular in design.

First Floor

The first floor is home to the luxurious principal suite, which offers a walk-in dressing room and en suite bathroom. Three further double bedrooms, two of which are en suite, and a large family bathroom. A well-appointed laundry room is also located on this level providing practical location and space in the centre of the home.

Second Floor

The second floor provides versatile living space, ideal as a separate living area for an independent family member or live-in staff as well as being perfect for teenagers or guests, with a large open landing room and three bedrooms, two with en suite shower rooms and one 33ft room with separate shower room adjacent. All enjoying excellent ceiling height and natural light from automatic roof windows.





SELLER INSIGHT

“Living at Glebe House has been truly special. From the very beginning, our vision was to create a home that felt both timeless and modern—something that would sit beautifully within the charming setting of Childrey while offering all the comforts and quality of contemporary living. Every detail, from the architecture to the finishes, was chosen with personal care to strike a perfect balance of elegance, practicality, and warmth.

What I like most is the sense of space and light that fills the house. The open-plan kitchen and living area quickly became the heart of our home. And then there's the garden—that changes with the seasons. Whether it's spring blossoms, the golden hues of autumn, or a quiet winter morning, the view never gets old.

Glebe House was built with real intention—to last, to feel inviting, and to work for everyday life. The high-quality materials, bespoke craftsmanship, and energy-efficient features have all contributed to making it a home that not only looks stunning but feels incredibly comfortable and secure. Every room has its own personality; the drawing room with its view over the garden, and the cinema room has given us many fun evenings watching films and sports together.

Childrey itself has been the perfect backdrop to our life here—a welcoming village with a great sense of community, nestled in gorgeous countryside, yet close enough to Oxford, London, and beyond to keep us connected. It's offered the best of both worlds: tranquillity when we need it, and accessibility when we want it.

Glebe House has given us so many wonderful memories. But it's time for our next adventure, and we do so knowing that the next owners will love this home as we have.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















OUTSIDE

Outside Gardens and Grounds

The gardens have been thoughtfully designed and landscaped to reflect the symmetry of the house and being aware of the natural sunlight being both south and westerly in orientation. Gaining the midday sun in the garden, and evening sun onto the rear terraces, featuring manicured lawns, wildflowers, formal rose beds, herbaceous borders and yew topiary. Pergolas and pathways create a sense of structure and charm, while garden lighting enhances the ambiance in the evenings. The rear terraces offer a wonderful space for outdoor dining and entertaining basking in the evening sun.

A detached double heated garage with electric doors, a workshop, and a gardener's WC provide additional functionality. There is also a separate garden store.







LOCATION

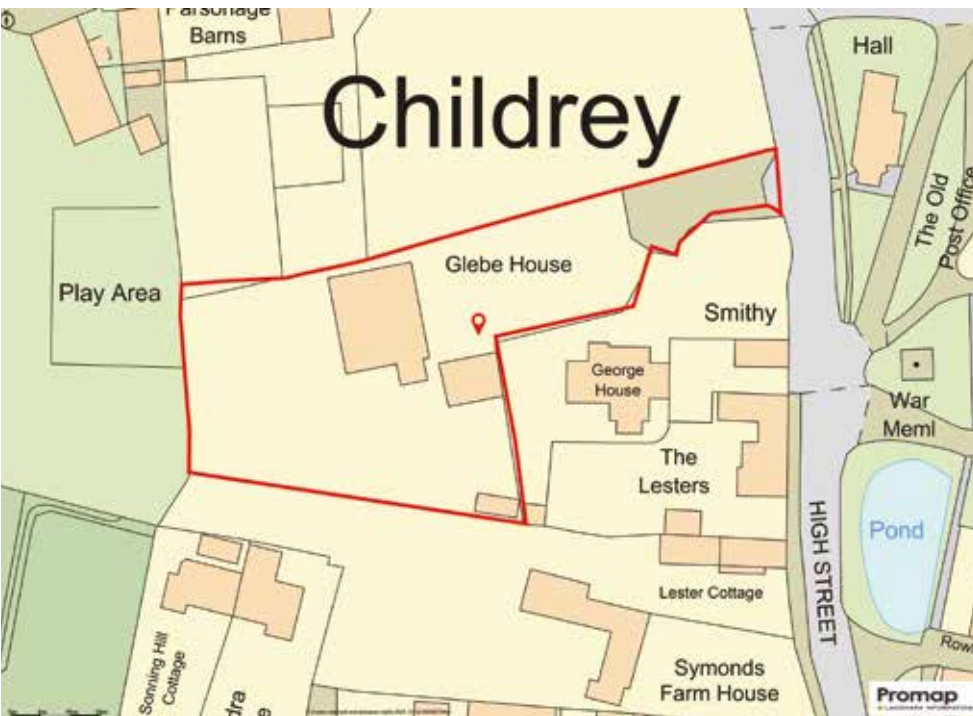
Childrey is a delightful village located just 2.5 miles from the market town of Wantage. Surrounded by the beautiful countryside of the Vale of the White Horse and close to the ancient Ridgeway, the village has a rich history dating back to the Iron Age. The vibrant community enjoys amenities such as a primary school, church, chapel, village hall, playing fields and a shop/tearoom. For everyday conveniences both Waitrose & Sainsbury's can be found in Wantage and there are two local markets weekly.

Childrey is well-positioned for excellent schooling options, with a range of state and independent schools nearby, including St Hughs, Cokethorpe, Abingdon School, Radley College, St. Helen & St. Katharine and many more.

Commuting is straightforward, with the M4 (J14) approximately 12 miles away and Didcot Parkway station just 10.5 miles away, offering fast rail services to London Paddington in around 40 minutes.

Heathrow is via M4, and 1 hour 15 minutes by car (59.5miles).





INFORMATION

Services, Utilities & Property Information

Utilities

Tenure: Freehold
Council Tax Band: G
Local Authority: VOWHDC
Council Tax Band: G £4039.71 per year.

Property construction: Standard construction
Electricity supply: Mains
Water supply: Mains
Drainage & Sewerage: Mains
Heating: Oil fired central heating

Broadband: Fibre broadband connection available. Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps - we advise you to check with your provider.

Mobile signal/coverage: 4G mobile signal is available in the area - we advise you to check with your provider.

Parking: Off road parking for 8+ cars
Additional Features: Security system, underfloor heating, CCTV, Lutron lighting system

Special Note: For any other information not featured please ask the agent before appointing a viewing.

Directions

<https://what3words.com///spoiler.warned.tolerable> Postcode for Sat Nav.OX12 9UA.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number + 44(0) 7789275716

Website

For more information visit:
www.fineandcountry.co.uk

Opening Hours:

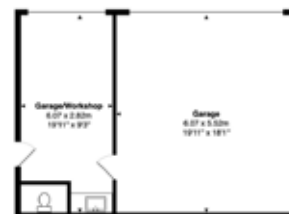
Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only



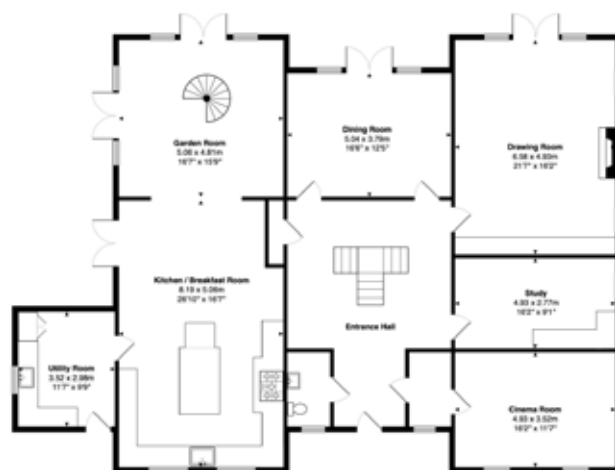
Glebe House, High Street, Childrey, Wantage, OX12 9UA



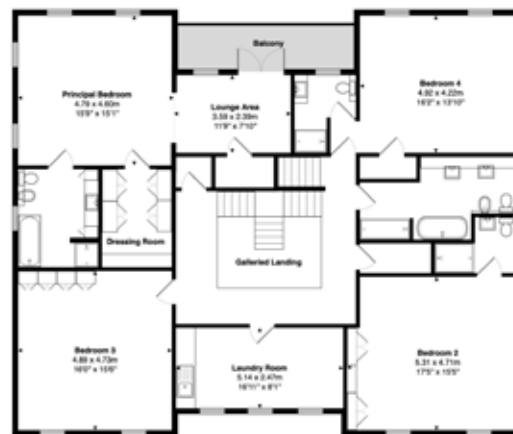
Cellar
Area: 4.7 m² ... 51 ft²



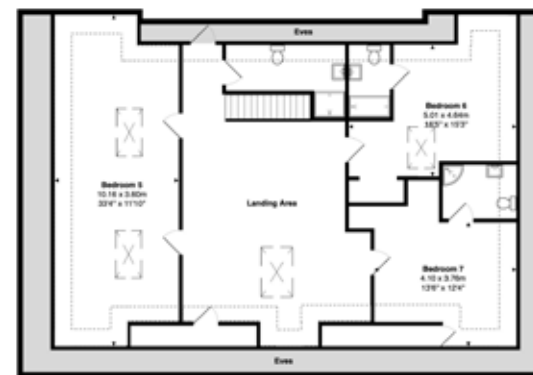
Garage



Ground Floor
Area: 199.1 m² ... 2143 ft²
Heat-Loss Perimeter: 65.8m ... 216ft



First Floor
Area: 182.2 m² ... 1962 ft²
Heat-Loss Perimeter: 60.1m ... 197ft



Second Floor
Area: 135.2 m² ... 1456 ft²
Heat-Loss Perimeter: 54.0m ... 177ft

Total Area: 522.8 m² ... 5627 ft² (excluding eves, balcony, garage)

This floorplan is for indicative purposes only. Whilst all care and attention has been taken to ensure the accuracy of this plan, doors, windows, and measurements are approximate and for illustrative purposes only.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 17.03.2025





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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



GUY SIMMONS

ASSOCIATE PARTNER

Fine & Country
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Guy is a well-established agent in Oxfordshire, having started his career working for a corporate estate agency, he moved onto working for a leading independent agency before becoming a co-owner/Director. Guy has a passion for property and people. A great combination in providing a personal and bespoke service. His experience affords him a reputation for listening to his clients needs and tailoring services to deliver the results they desire from their property journey. A champion of open communication and supportive guidance, Guy's clients have been loyal to him throughout his career. His drive in joining Fine and Country is to be able to offer the very best local, national and international marketing opportunities to his clients, using the latest digital technologies, whilst applying his personal knowledge and interest in the local communities. Guy lives in South Oxfordshire with his wife Diane, his two sons and two dogs. With a passion for house renovation, the family are no strangers to moving home. A great advocate for the many aspects that Oxfordshire life affords to those moving to the area, he does enjoy travelling but always returns home to this gem of a county.

THE FINE & COUNTRY
FOUNDATION

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