



Huntsman's Cottage
Abingdon Road | Culham | Abingdon | Oxfordshire | OX14 3BN

HUNTSMAN'S COTTAGE

Huntsman's Cottage is a stunning lifestyle home set within 1.1 acres of beautifully landscaped and tended gardens, offering the perfect blend of luxury, comfort, and convenience. This impressive property is END OF CHAIN and features four bedrooms and three bathrooms, along with a superb 3000 sq.ft. leisure complex that includes a heated indoor pool, jacuzzi, sauna, games room and gym. In addition to a detached double garage with an office/studio above, offering potential for conversion to an annexe, subject to the necessary consents.



Accommodation summary

Huntsman's Cottage offers an exceptional and expansive living environment of over 6783sq.ft, thoughtfully arranged across the main house, including a luxurious leisure complex and a versatile detached garage/studio – all set within secure, landscaped grounds of approximately 1.1 acres. Offered as END OF CHAIN.

The main residence delivers a beautifully balanced mix of character and contemporary comfort, featuring a welcoming entrance hall, cloakroom, and a spacious dual-aspect lounge with defined zones for relaxing and entertaining. A feature fireplace, timber beams and diamond-leded glazing enhance the warmth and natural light throughout. The heart of the home lies in the open-plan kitchen, breakfast room, and orangery, creating a superb everyday living and dining space. The kitchen is fitted with high-spec integrated appliances and a bespoke larder, while the adjacent orangery opens onto the rear garden and terrace, blending indoor and outdoor living. Ground floor accommodation includes a formal dining area, a study and a generous utility/boot room.

Upstairs, the principal bedroom suite enjoys privacy and space, complete with a dressing room, walk-in wardrobe and ensuite bathroom. There are three further well-sized bedrooms, including a guest suite with ensuite, and a stylish family bathroom – all beautifully presented with quality finishes.

A major highlight of the property is the detached leisure complex, offering a heated indoor pool, jacuzzi, sauna, gym, changing facilities, kitchen and a large games/media room – ideal for entertaining, wellness or extended stays by guests. This building also has the potential for further adaptation if desired.

The detached double garage includes a cloakroom and an upper floor studio with kitchen, currently used as a fifth bedroom/office, presenting excellent scope for an annexe (subject to planning), perfect for home working, guests or multi-generational living.

Outside, the property is approached via twin electric gates and a 100m private driveway. The grounds are thoughtfully designed and well-established, with lawned gardens, mature planting, a koi pond, soft fruit cage, raised vegetable beds and multiple outdoor seating and dining areas.

In all, Huntsman's Cottage provides a rare opportunity to acquire a beautifully equipped country home with extensive, flexible accommodation designed to support both family living and lifestyle enjoyment.





Ground Floor Main House Porch, entrance hall and rear lobby

Entering through the front door we are within a very useful lobby area with double glazed doors that lead into the entrance hall and rear lobby. Into a light and open hall with attractive natural wooden effect Karndean flooring. The walls are half panelled in calm tones, and noticeably there is an abundance of natural light throughout the property, with a tall archway window and thoughtful use of internal glazed doors to maximise the natural light. From the hall we have a cloakroom with vanity unit and basin with mirrored cabinet above, radiator, extractor and wall lighting. There is a cupboard with hanging rail for coats and shoes. Proceeding through an archway opening to the rear lobby we have a modern staircase with glass balustrades, timber handrails and brushed chrome fixtures, and a useful large understairs storage cupboard. Throughout the property there has been clever use of opportunities to maximise natural light. A floor to ceiling glass wall looks through to the beautiful orangery to the rear and a large opening to the dining area. A door gives access to the lounge configured into two areas; the far end of the room is slightly raised and has double doors to the gardens and terrace and an arched window grabbing more of the natural light, with a TV and sofas for relaxation. To the opposite end of the lounge there is a feature fireplace with timber mantle and modern log burning stove for those cosy winter evenings. The original timber beamed ceilings, now white, are subtle but maintaining the original character and calm. There is a Scandinavian "hygge" influence throughout the property, though this has been thoughtfully balanced to retain the character and feel of the property. The total transformation made to the whole property by the current owners has transformed it to an entirely new level.

Kitchen/breakfast, dining area, orangery.

These rooms can be accessed from the entrance hall through glazed doors or via an opening from the rear lobby. Placing ourselves back into the entrance hall we enter the kitchen/breakfast room which has been totally refitted with modern base and wall cabinetry, again in calm tones, with light quartz work surface, one and a half bowl grey stone sink with mixer taps and a breakfast bar. There is a window overlooking the front lawns. The kitchen is well appointed with Neff integrated appliances including a coffee machine, microwave oven, two ovens, and integrated twin dishwashers. Within the breakfast bar area is a wine rack and wine cooler. There is space for an American style fridge freezer and a large bespoke larder corner unit with shelving. The dining area space will comfortably accommodate a 12-seat table, and the floors are porcelain tiled through to the orangery. Beamed ceilings and a feature arched alcove with built in cupboards below. The orangery is a recent extension which greatly enhances the desirable open plan living style and creates a good flow to the ground floor. It has a large lantern pitched glass roof, designer wall mounted radiator, low level walls and windows to all sides allow uninterrupted views of the beautiful gardens, a great location for all seasons. Having the orangery really helps bring a sense of the outdoors inside with double doors leading to the rear terrace and garden.

Study

Accessed from the dining area with timbered vaulted ceiling and Karndean oak effect flooring. Double glazed doors give access to rear terrace and garden. One entire wall has bespoke carpentry bookshelves and cupboards, with two integrated desk spaces.

Utility room

From the kitchen/breakfast room there is a large utility room with matching base and wall cabinetry, quartz-look melamine work surface, a double ceramic sink with mixer taps, space under work surface for washing machine and tumble-dryer and space for an upright fridge freezer. A broom cupboard/wardrobe provides space for household items and further coats. The central heating boiler (Worcester Bosch) is housed in a separate cupboard and the electric fuse/consumer unit is within a wall cabinet. Rear external door to the side of the property.





SELLER INSIGHT

“Tucked away behind double electric gates and nestled within mature, beautifully landscaped grounds, Huntsman's Cottage offers an exceptional blend of privacy, luxury, and lifestyle – the kind of home that instantly captures the heart. For Jesper and Mala, the current owners, it was love at first sight. Drawn in by the sweeping driveway and sense of seclusion, they found themselves enchanted by the peaceful setting, enhanced by the lifestyle offered through the home's standout feature – a private leisure complex that includes a gym, indoor pool, sauna, and hot tub. Whether entertaining guests or enjoying quiet moments of reflection, this is a residence that truly elevates everyday living.

Positioned discreetly down a 100-metre tree-lined gravel drive, the property opens to reveal manicured lawns, a large courtyard-style hardstanding, and an elegant main residence that blends period charm with sleek Nordic-inspired design. Inside, the interiors reflect the owners' love for Scandinavian simplicity and comfort – or as they call it, “Scandified”. Clean lines, subtle earthy tones, and the clever use of natural light bring an effortless harmony to each room. Original beams, now painted white, provide a nod to the home's character while creating a brighter, more modern feel. The centrepiece of the home is undoubtedly the spacious, open-plan kitchen, dining area, and conservatory – a contemporary extension that has transformed the property and created a perfect space for both intimate family life and vibrant entertaining.

Whether it's a cosy evening by the log burner, a sunny morning coffee in the conservatory, or a spirited evening of pool and darts in the games room, every corner of Huntsman's Cottage invites relaxation and enjoyment. The grounds are equally impressive – from tranquil koi pond views at sunset, to the swing seat halfway down the garden offering vistas in two directions, the outdoor spaces are designed to be savoured. At the rear, a private footpath leads directly to Culham High Street and the River Thames, offering scenic dog walks and access to riverside pubs, the charming town of Abingdon, and even paddle boarding from Culham Lock.

This is a home built for life in all its richness – from joyful family birthdays and Christmases to large-scale entertaining, including a three-day wedding celebration for 150 guests. Despite its grandeur, it retains an intimate warmth, supported by a strong sense of community in the village of Culham. From local clubs and social groups to a neighbourly WhatsApp network, the owners have found the perfect balance between connection and privacy.

Huntsman's Cottage isn't just a property – it's a way of life. It offers the rare ability to host with ease, retreat in comfort, and enjoy wellness and recreation on your own terms. With excellent access to Abingdon, Oxford, London via Didcot Parkway, and top local schools, it meets every practical need while enriching daily life with beauty, peace and tranquillity. For the discerning buyer seeking a home that offers more than just a place to live – this is a lifestyle destination⁸

* 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.









First floor main house

Principal bedroom suite

Stairs to landing with vaulted ceiling with Velux roof window. To the right is an open landing area with window to rear and door to double aspect principal bedroom suite with radiators, built-in triple wardrobes and a further single built-in wardrobe. Leading through to:

Dressing area and walk-in wardrobe

Built-in dressing table area with drawer units to both sides, radiator and walk-in dressing room with combination of hanging rails and shelving.

Ensuite shower room

Ensuite shower room with half-tiled walls and tiled floor with underfloor electric heating, double shower cubicle with tiled walls, wc and his and hers vanity unit with drawers, two circular hand basins with wooden topping and wall-mounted mirrored wall cabinets. Traditional heated chrome towel rail.

Bedroom three and family shower/bathroom

A double bedroom with three steps down into the room with radiator and window to rear. Directly opposite this room is a full family bathroom with tiled walls and floor with underfloor electric heating, high ceilings, shower cubicle and built in vanity cabinetry with heritage basin and taps, low level wc, spa bath with recess wall shelving and traditional heated chrome towel rail.

Guest bedroom suite

Double bedroom with two built-in single wardrobes, recess for further dressing table and wardrobe, window to front and radiator. Ensuite shower room with half tiled walls, tile flooring, towel rail, corner shower, wc and pedestal wash handbasin.

Bedroom 4

Double bedroom with three double built-in wardrobes, window to front and radiator.









Outside garden and driveways.

The property is accessed from Abingdon Road (A415) through private electric gates leading down a 100-metre enclosed gravel driveway to an inner electric gate. The entire property is very secure for small animals and children. Traditional coach lights illuminate the driveway at night, and your attention is immediately grabbed by the impressive, well-tended and beautiful gardens with extensive manicured lawns and koi pond with new low maintenance filtration system. The summerhouse and decking overlook the koi pond with a view over the gardens and down to the house; a perfect place to watch the sunset. There is a slightly wooded area to the front of the plot which provides a natural area for storing logs and garden equipment, with a series of storage facilities well screened from the rest of the property.

There are three raised beds for vegetables or flowers and a soft fruit cage, with a gravel path leading to the double garage with electric doors. Beyond the gravelled driveway there is a very spacious brick-paved area of driveway hardstanding to the front of the main house, leisure building, greenhouse and access to storeroom with loft area.

The main residence, Huntsman's Cottage, extends to approximately 3,008sq. ft and is set towards the rear of the overall plot, enjoying privacy and seclusion. It is surrounded by approximately 0.3 acres of beautifully maintained rear garden – a big feature of the property.

Carefully landscaped and thoughtfully planted by the current owners, the gardens showcase a variety of mature trees, shaped shrubs and specimen flowering rhododendrons, azaleas, camelias and more, offering structure and year-round interest. A magnificent wisteria climbs across the rear elevation, adding seasonal colour and charm.

The passion and foresight of the current owners are evident throughout the garden, with a planting scheme designed to mature gracefully over time. The result is a tranquil and elegant outdoor space, perfect for both relaxation and entertaining.

From the rear garden, a discreet pathway offers private access to the village high street and continues onward to the River Thames and Culham Lock, connecting the home directly to the surrounding landscape. This easy access to the Thames makes the property ideal for paddle boarding, canoeing or simply enjoying walks by the water to either nearby Sutton Courtenay and its two pubs and restaurant, or to Abingdon with a great selection of additional eateries and shopping options.

Enhancing the lifestyle appeal is a covered outdoor dining area with open side and equipped with Sonos speakers (available by separate negotiation) and a heater, allowing for year-round enjoyment. A patio area adjacent to the dining space and directly outside the double doors to the indoor pool provides an excellent setting for garden furniture and al fresco entertaining. A hot tub (also available by separate negotiation) is located here, taking full advantage of the garden's serenity.

To the rear of the leisure building is a useful covered storage area with an electric outlet for the hot tub, external water supply and housing the oil boiler for the leisure complex.









Detached leisure complex ca 3000 sq. ft

Ground floor

From the covered patio area, a side door leads into the pool room; an impressive structure with vaulted timber ceiling spanning the full room of 12 x 8.5 metres, with the heated swimming pool of 9.5 x 4.5 metres in the centre and wide tiled side areas for loungers. To one end is the jacuzzi with water feature and to the opposite side of the pool it opens to a full gymnasium with recently installed sauna at one end and the pool plant room at the other. A door leads from the gym to a kitchen with space for upright fridge freezer, base and wall kitchen units with wooden worksurfaces, and space for a dishwasher. There is a one and a half bowl sink with drainer and mixer taps, radiator and adjacently to this room is a changing room with louvered double cupboard housing a pressurised water tank and water softener. This room incorporates a wet room shower.

Games room

This room has oak effect Karndean flooring and a large wall-mounted TV. This space is a great place to escape and have some fun, watch some sports with larger groups, exercise your own competitive side with a game of snooker or darts or simply have some relaxation with friends and family. A great teenager escape and parents escape too! With fully self-sufficient facilities, there is no need to disturb those in the main house, making it ideal for friends or family weekend stay-overs! There would be flexibility to convert this room into two bedrooms depending on preferences.

Detached double garage/office/bedroom (annexe potential subject to planning consent)

The detached double garage has two electric up-and-over doors, a pedestrian door to the side and a cloakroom with wc, basin and heated towel rail. An internal staircase arrives at a small landing with storage cupboard and door to office/bedroom five. Currently used as an additional bedroom/studio with radiators and dormer windows overlooking the front lawn, a pitched roofline and eaves storage. To one end there is a kitchen with base units and worksurface with round stainless-steel sink and drainer with mixer taps and space for an under-counter fridge. Subject to the appropriate planning consent being granted, the detached garage building could become an annexe for dependant family members and would suit a multi-generational family.





LOCATION

Culham is a historic village in South Oxfordshire, ideally located just 1.5 miles south of Abingdon on Thames and around 8 miles from Oxford, with excellent connectivity via road and rail. Its setting along a bend in the River Thames offers scenic countryside views, river pursuits, and tranquil riverside walks, while nearby towns like Didcot 4.7 miles away offers 40-minute train services and connections to London, and Oxford 8 miles away provides broader shopping amenities and historic architecture, museums, theatre and culture. This location reinforces the property's appeal to professionals and families seeking a peaceful yet well-connected lifestyle.

The village is home to notable institutions such as the Europa School UK, and Culham Science Centre is a world-renowned major hub for scientific research and innovation, bringing both educational and employment opportunities to the area.

Nearest stations are:

Oxford Station 8.6 miles and 19 minutes by car

Then around 60 minutes to London Paddington or Marylebone by train.

Oxford Parkway 13.1 miles, 21 minutes by car then approx. 60 minutes to London Marylebone.

Didcot Parkway 4.7 miles, 15 minutes by car, then 40 minutes to London Paddington by train.

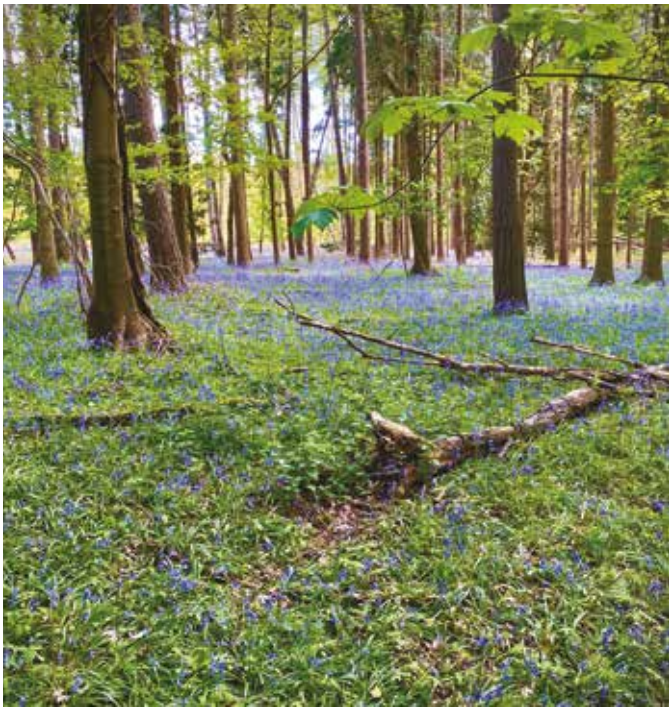
Distances by car:

Oxford 8.0 miles and just 20 mins.

London Marble Arch 56.7 miles and 77 mins via M40

Reading 22.1 miles and 36 mins via A4074.

Heathrow Airport is 49.5 miles and just 55 mins via M40.





INFORMATION

Services, Utilities & Property Information

Mains water supplier: Thames Water.

Electricity: Southern Electricity

Mains drainage

Heating: oil

Local Authority: VOWHDC District Council.

Council Tax Band: H £5034.20

Property is FREEHOLD

EPC 64 (D)

Private broadband services by Starlink satellite, typical download speeds up to 200 Mbps and highest available upload speed typically around 20 Mbps

Hardwired Cat 6 cabling to many rooms, 7 indoor access points, 3 outdoor access points

4G mobile signal is available in the area. We advise you to check with your specific provider but Vodafone and EE both offer 4G.

Culham site no 1 commercial plan plus Culham science Village or small-Town project. 3500 new homes Planning reference P24/S1759/O

Very Low flood risk area can be verified <https://check-long-term-flood-risk.service.gov.uk/risk#>

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country

Guy Simmons

mobile 07789275716

guy.simmons@fineandcountry.com

Website

For more information visit www.fineandcountry.com/uk/oxford

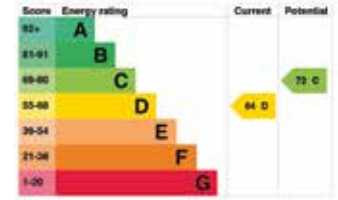
Opening hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday Open by prior appointment

Huntsman's Cottage, Abingdon Road, Culham, Abingdon, OX14 3BN



Main House Approx Gross Internal Floor Area 279.4sqm 3008sqft
 Garage/Annex Gross Internal Floor Area 73.3sqm 788sqft
 Leisure Complex Gross Internal Floor Area 278.7sqm 3000sqft
 Total Gross Internal Floor Area 630.2sqm 6783sqft

This reception 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 08.05.2025





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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
07789 275716
guy.simmons@fineandcountry.com

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

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Oxford on



Fine & Country Oxford
267 Banbury Road, Summertown, Oxford OX2 7HT
Tel: 01865 953 244 | oxford@fineandcountry.com

