



MEADOW VIEW

ROWSTOCK | OXFORDSHIRE



A QUIET APPROACH, FRAMED BY OPEN LANDSCAPE

Approached along a quiet lane on the edge of Rowstock, Meadow View reveals itself with a sense of quiet assurance. There is no grand gesture on arrival, no attempt to impose - instead, the house sits comfortably within its surroundings, one of just three individually built homes, defined as much by its position as its architecture.

What becomes immediately apparent is the space around it. Not simply the plot, but the openness beyond. The land falls away at the rear into uninterrupted meadow, drawing the eye outward and softening the boundary between garden

and landscape. It is this relationship - between house and horizon - that shapes the experience of being here.

Despite this sense of removal, connectivity remains close at hand. Didcot lies just minutes away, with fast rail links into London, while the A34 and M4 provide easy access to Oxford, Newbury and beyond. It is a setting that allows for a quieter rhythm of living, without requiring compromise.

The result is a home that feels both grounded and outward-looking - a place defined by balance rather than contrast.



A CONSIDERED BUILD: CLARITY, PROPORTION AND PURPOSE

Constructed in 2016 by a local bespoke developer, Meadow View forms part of a small and considered group of homes, each designed with individuality rather than repetition in mind. The architecture is contemporary, but not overtly expressive; its strength lies in proportion, clarity, and the way the internal spaces are arranged to respond to light and outlook.

From the outset, the intention was not simply to create volume, but to shape a house that would function intuitively over time. Circulation is straightforward, transitions between spaces are natural, and there is a consistency in scale that avoids both excess and compression.

The material palette is restrained, allowing light and landscape to take precedence. Large openings at the rear establish a direct relationship with the garden and meadow beyond, while the overall footprint offers a degree of flexibility that feels increasingly relevant - with scope for further adaptation, should a future owner wish to evolve the house further.

What distinguishes the house is not a singular architectural statement, but a series of measured decisions that, collectively, create something that feels resolved and easy to inhabit.





THE FLOW OF DAILY LIFE

At the centre of the house, the kitchen, dining and living space forms the core of daily life - not as a showpiece, but as a genuinely lived-in environment. It is here that the house feels most connected to its setting.

A central island provides a natural anchor, around which everyday routines unfold - cooking, conversation, quiet moments in the morning. The space is generous without feeling over-scaled, allowing it to adapt easily depending on how it is used. At one end, a wood-burning stove introduces a sense of warmth and informality, grounding the room during colder months.

Bi-fold doors open directly onto the terrace, but it is the view beyond that defines the experience. The meadow is ever-present -

sometimes still, sometimes shifting with the seasons - offering a constant visual connection that changes the rhythm of the space. The current owners speak of this room as the part of the house they are most drawn to. It is where they gather, where they host, and where the house feels most alive.

Elsewhere, the layout offers a quieter counterpoint. A separate sitting room, positioned just off the main space, provides a more enclosed setting - a place to read, or to step away without losing connection to the rest of the house. A dedicated study adds a further layer of practicality, allowing work and daily life to coexist without overlap. The overall effect is a house that supports different ways of living at once - sociable, flexible, and quietly structured.



CALM AND PRIVACY UPSTAIRS

Upstairs, the tone shifts to something more subdued. The five bedrooms are arranged around a central landing, each one benefiting from the same sense of proportion and light that defines the ground floor.

The principal suite is calm and understated, positioned to take in views across the surrounding landscape. There is no excess here - instead, a focus on space, light, and a sense of separation from the more active parts of the house below.

Two bedrooms are served by en-suite bathrooms, while the remaining rooms are arranged with flexibility in mind - suitable for family life, visiting guests, or changing requirements over time.





Throughout, there is a consistent feeling of quietness. The setting plays a role in this, but so too does the way the house has been planned - with an understanding that private space is not simply about function, but about atmosphere.

It is a house that allows for retreat without isolation.



GARDENS THAT EXTEND INTO THE WIDER LANDSCAPE

The garden extends naturally from the main living space, forming a continuation of the house rather than a separate entity. With a south-easterly aspect, it captures light from early morning through to late afternoon, shifting in character as the day unfolds.

A terrace adjacent to the house offers a place for outdoor dining and gathering, while a further decked area enjoys longer evening light during the summer months.

The layout is informal, allowing the space to be used freely - whether for hosting, play, or quieter moments outside.

Beyond the boundary, the meadow becomes an integral part of the experience. Owned separately and maintained as working land, it introduces a sense of openness that extends far beyond the confines of the plot. It is this borrowed landscape that gives the house much of its character.



A HOUSE DEFINED BY BALANCE AND EASE

Meadow View is a home defined not by singular features, but by the way its elements come together - space, light, setting, and a clarity of design that allows each to be appreciated without distraction.

It is a house that feels easy to live in, but considered in its execution. One that offers both openness and privacy, structure and flexibility, connection and calm.

For those seeking a modern home with a genuine relationship to its surroundings - and the ability to support both everyday life and quieter moments - Meadow View presents a compelling and quietly distinctive proposition.





A FANTASTIC LOCATION

Rowstock is a small, well-connected Oxfordshire hamlet positioned between Didcot and Wantage, offering a quieter, more rural setting while remaining within easy reach of key transport links and everyday amenities. Surrounded by open farmland and intersected by a network of footpaths and bridleways, the area lends itself naturally to walking, cycling and a more outdoor-focused way of life, with routes extending towards the Ridgeway and neighbouring villages.

Despite its modest scale, Rowstock is exceptionally well placed. Didcot lies just a short drive away, providing a comprehensive range of shops, supermarkets, cafés and leisure facilities, as well as mainline rail services from Didcot Parkway to London Paddington in around 40 minutes. Road connections are equally convenient, with the A34 and M4 offering direct access to Oxford, Newbury, Reading and beyond.

The surrounding villages, including East Hendred and Harwell, add to the sense of community, with local pubs, farm shops and independent

businesses contributing to a well-rounded rural lifestyle.

The area is also well regarded for schooling. Nearby primary options include St Amand's Catholic Primary School in East Hendred and Harwell Primary School, both popular within the local community. At secondary level, Didcot Girls' School and St Birinus School (soon to merge into a co-educational secondary provision) are well considered, alongside UTC Oxfordshire. Independent schooling is a strong draw to the area, with Abingdon School, St Helen and St Katharine, Radley College and The Manor Preparatory School all within accessible distance, as well as Oxford's renowned schools such as Magdalen College School, Headington School and The Dragon.

Altogether, Rowstock offers a balance that is increasingly sought after - a setting with a genuine sense of countryside and space, yet with connectivity, schooling and amenities that comfortably support modern life.

WHERE TO GO WHEN YOU NEED:



Milk: For everyday essentials, Q Gardens Farm Shop is within walking distance and offers a well-regarded selection of fresh produce, meat and pantry items. East Hendred village shop, just over a mile away across the fields, provides a convenient alternative for day-to-day needs.



Walks / Countryside: From the house, footpaths lead directly into the surrounding landscape, connecting to a wider network of routes across fields and farmland. Walks extend towards the Ridgeway, as well as neighbouring villages including Harwell, Ardington and the Hendreds, offering a sense of space and continuity with the countryside.



Weekly Shop: Didcot offers a full range of supermarkets including Tesco, Sainsbury's and Aldi, all within a short drive. Waitrose in Wantage provides a slightly more considered shop, alongside a selection of independent stores and cafés.



Sport/Recreation: Harwell Recreation Ground provides open space, a playground and informal sports facilities, while the surrounding area is well suited to cycling - whether road, gravel or mountain biking. Further leisure options, including gyms and sports clubs, can be found in Didcot and Wantage.



Dinner / Drinks: The Eyston Arms in East Hendred is a well-known local favourite, combining a traditional setting with a strong food offering. The Packhorse, also in the village, offers a more contemporary approach, while the surrounding villages provide a varied selection of pubs and restaurants.



Transport: Rowstock is particularly well placed for access to the A34, linking quickly to Oxford and Newbury, and the M4 beyond. Didcot Parkway station offers fast and regular services to London Paddington in around 40 minutes, making it a practical choice for commuting while retaining a more rural setting.



The Finer Details...

Tenure: Freehold

Heating: Gas

Mains water & electricity

Drainage: septic tank

Ground floor underfloor heating

Approximate Size: 2,705 sq.ft

Generous garden with open views

Private, no-through road location

Double garage and parking for 3 cars

EPC Rating: B

Council Tax: F

Distances:

- Didcot – nearby
- Oxford – approx. 17 miles
- London – approx. 67 miles



Approx. Area:

Ground Floor Area	1470 sq.ft / 137 sq.m
First Floor Area	1235 sq.ft / 115 sq.m
Total Floor Area	2705 sq.ft / 252 sq.m



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