



Toot Baldon, South Oxfordshire, OX44

- Guide Price £945,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Description

Discreetly positioned at the end of a private lane, this exceptional contemporary home offers an enviable blend of striking architecture, beautifully balanced living spaces and complete privacy, all set within glorious landscaped gardens. Designed for modern family life and effortless entertaining, the property combines refined style with outstanding practicality.

At its heart lies a breathtaking open-plan kitchen, dining and sitting room—an impressive space with a dramatic vaulted ceiling, a feature wood-burning stove and an abundance of natural light pouring in through its triple aspect. Bespoke cabinetry, elegant finishes and carefully considered detailing create an atmosphere of understated luxury, while expansive bi-folding doors dissolve the boundary between inside and out, opening directly onto the sun terrace for seamless al fresco living. A welcoming entrance hall provides an immediate sense of space and quality, complemented by a cloakroom and utility room. The principal bedroom is a peaceful retreat, enjoying delightful views over both the front and rear gardens and benefiting from a stylish en-suite shower room. Two further generous double bedrooms are served by a beautifully finished family bathroom. Throughout the home, bespoke joinery, exceptional craftsmanship and cleverly integrated storage enhance both the aesthetics and functionality, while every room enjoys attractive views of the surrounding gardens and mature woodland, creating a wonderful connection with nature.

Outside, the property continues to impress. A generous driveway provides ample parking, while the substantial detached double garage, complete with extensive storage above, offers exciting potential for a workshop, home gym, studio or future ancillary space (subject to the necessary consents). The secluded rear garden is a true sanctuary, thoughtfully designed to provide year-round enjoyment. A large terrace is perfect for entertaining, summer dining and evening drinks, while expansive lawns, established planting and a separate productive vegetable garden create a private oasis with an exceptional sense of peace and seclusion.

Situation

Toot Baldon is one of South Oxfordshire's most desirable and unspoilt villages, celebrated for its timeless charm, beautiful countryside and welcoming community. Surrounded by rolling farmland and ancient woodland, it offers an idyllic rural setting just five miles south-east of Oxford, making it perfectly suited to those seeking the best of country living without compromising on convenience.

The village is renowned for its picturesque lanes, characterful homes and abundance of scenic footpaths and bridleways, offering endless opportunities to explore the surrounding countryside. At the heart of village life is the highly regarded The Mole Inn, a much-loved country pub, together with the historic parish church and an active local community.





Families are particularly well served by the excellent Marsh Baldon Church of England Primary School, with an outstanding selection of independent and state schools available in nearby Oxford and Abingdon. Oxford's world-renowned shopping, restaurants, theatres and cultural attractions are within easy reach, while neighbouring villages including Marsh Baldon and Garsington provide additional everyday amenities. Excellent road connections via the A4074 and M40 place London, the Midlands and the wider motorway network within comfortable reach, while Didcot Parkway offers fast and regular rail services to London Paddington. Offering an exceptional combination of rural beauty, community spirit and outstanding connectivity, Toot Baldon remains one of Oxfordshire's most coveted village addresses.

Local Authority

South Oxfordshire District Council

Abbey House, Abbey Close,

Abingdon OX14 3JE

01235 422422

Services

All mains services are connected with the exception of private septic tank.

Council tax

Band F amounting to £3,574.19 for the year 2025/26

Tenure & Possession

Freehold and offered with vacant possession.

Viewing arrangements

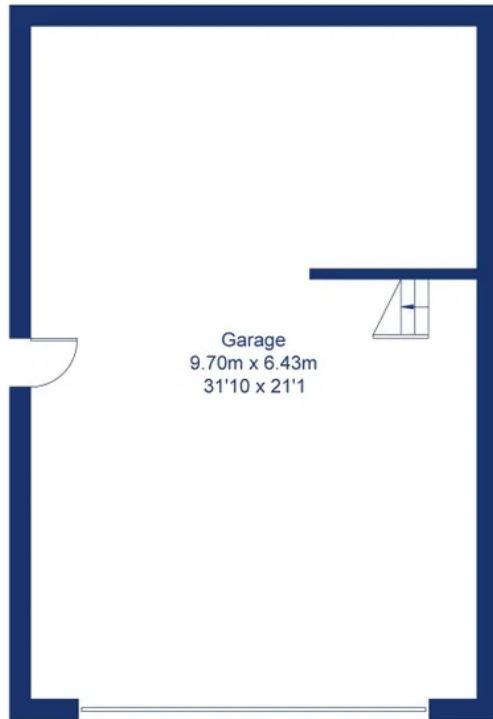
Strictly by appointment with Fortnums Estates.



Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.





(Not Shown In Actual
Location / Orientation)



Ground Floor