



The Green, Steventon, OX13 6RR
£1,395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A significant five-bedroom detached country home, enjoying the most brilliant village green location with one-bedroom self-contained annex and large garden. Comprising 3390ft of accommodation this handsome character property occupies a picturesque location opposite the village green offering an idyllic front aspect which brings you immediately into the thriving community of this conveniently located south Oxfordshire village. Offering flexible accommodation with large rooms, the property comprises; entrance hall, large lounge with wood burning stove, large family room, central hall, boot room, cloakroom, and very impressive open plan kitchen-diner-family room with island. On the first floor there is a principal bedroom of notable size with dressing area and four piece en-suite, and very impressive guest bedroom with en-suite and fantastic balcony/terrace overlooking the garden. Two further bedrooms complete the first-floor accommodation. On the second floor, a staircase leads to the fifth bedroom. There is a separate one-bedroom self-contained annex with kitchen, wet room, lounge and double bedroom. To the front of the property there is ample driveway parking for multiple vehicles. Finally, to the rear, there is an extensive lawned garden with patio offering a fairly private aspect.



Originally dating back to the 1700's this large detached home has enjoyed many significant extensions to create ideal family accommodation. For the location and size to be fully appreciated; the property must be viewed.



Key Features

- Superb location on the village green with picturesque view to the front.
- Five bedroom detached country home.
- Large one-bedroom self-contained annex with separate lounge and kitchen
- Large principle bedroom with dressing room and en-suite
- Guest bedroom with impressive balcony/terrace overlooking the garden
- Ample driveway parking for multiple vehicles
- Three bathrooms
- Three reception rooms.
- EPC Rating: tbc
- Council Tax Band: D





The Location

45 The Green is situated within the popular village of Steventon, offering a blend of rural charm and modern convenience. The village benefits from a range of local amenities including a village shop, public houses, community facilities, sports clubs, a primary school and recreational areas. The nearby market town of Abingdon, approximately 4 miles away, provides a wider selection of shopping, leisure and dining facilities, while Didcot, around 4 miles away, offers further amenities including The Orchard Centre and Didcot Parkway railway station, with regular direct services to London Paddington in approximately 40 minutes. Oxford approximately 12 miles away and offers an extensive range of cultural, educational and retail attractions. The surrounding countryside provides excellent opportunities for walking and cycling, while the nearby A34 offers road links to Oxford, Newbury, the M4 and M40, making Steventon an ideal location for both commuters and families alike. Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a very low/unlikely risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. Buyers are advised to conduct searches to ascertain any planning permissions in place locally which would negatively affect the property. The property is within the conservation area. Details of any covenants or easements are available on request from the estate agent.

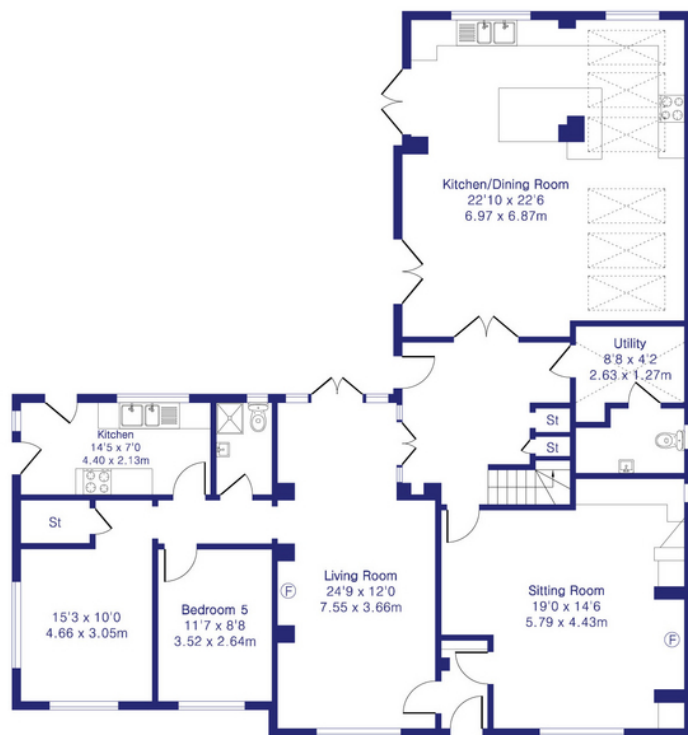


Approximate Gross Internal Area 3390 sq ft - 315 sq m

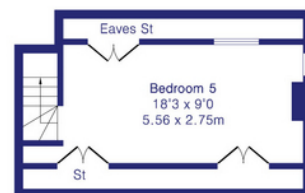
Ground Floor Area 1824 sq ft – 169 sq m

First Floor Area 1376 sq ft – 128 sq m

Second Floor Area 190 sq ft – 18 sq m



Ground Floor



Second Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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