

Sparsholt House

Sparsholt, Oxfordshire



 Knight
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An immaculately presented recently refurbished edge of village Grade I listed family home in this quiet enviable position

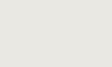
Wantage 3 miles, Didcot 12 miles (London Paddington from 35 minutes), M4 Junction 14 1/2 miles, Swindon 14 miles (London Paddington from 50 minutes), Hungerford 15 miles, Oxford 17 miles.
(All distances and times are approximate)



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Summary of accommodation

Ground Floor: Spacious entrance/reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Laundry room | Boot room | Two cloakrooms

First Floor: Principal bedroom with adjoining bathroom | Four further bedrooms | Further bathroom and adjoining shower room

Second Floor: Attic room (potential bedroom)

Coach House: Large studio room with log burner/kitchenette | Adjoining bathroom

Garaging: Two bay oak-framed carport | Two additional storerooms | Workshop & large storage room over

Outside: Pastureland | Formal gardens | Tennis court

House: 3,864 sq ft | **Coach House:** 625 sq ft | **Barn:** 1,173 sq ft

In all approximately 2.50 acres

Situation

Sparsholt House is quietly situated on the edge of this highly desirable village in southern Oxfordshire, in unspoilt countryside at the foot of the Downs. The village has an excellent public house and a parish church. The large historic market town of Wantage lies approximately 3 miles away, offering all local amenities including a post office, schooling, public houses, restaurants and a range of shops including a Waitrose store.



Didcot Station offers direct travel to London Paddington from 35 minutes.



The larger commercial centres of Oxford, Newbury and Swindon are all easily accessible and provide more comprehensive shopping and recreational facilities.



The surrounding countryside gives access to the Ridgeway which offers a good network of bridleways and footpaths for riding, walking and cycling.



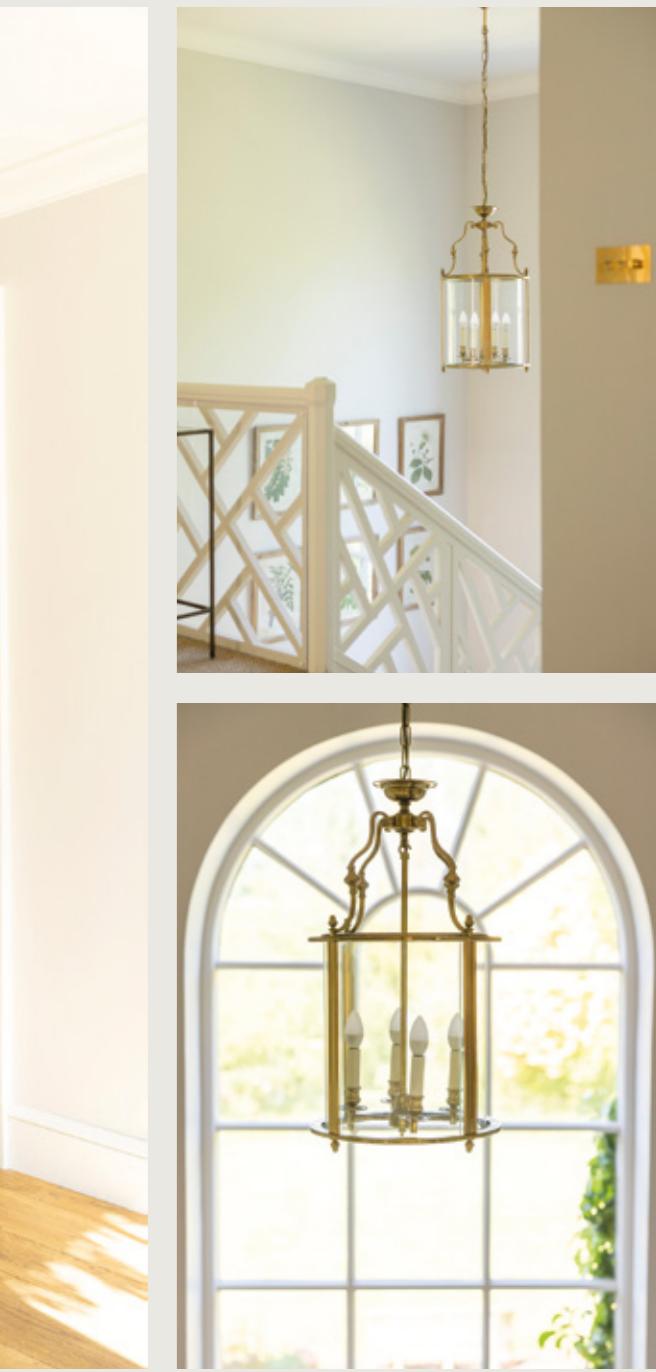
The area also offers racing at Newbury and Golf at The West Berkshire Golf Course at Chaddleworth.



There are some well-renowned public and private Schools in the area, most notably Pinewood School, St Hughs, The Manor, Abingdon School, Radley College, Marlborough College, St Mary's Calne and the Oxford Schools including The Dragon and Teddies.

Sparsholt House

Sparsholt House is a classic Grade II listed edge of village house, situated in this quiet location within the Vale of the White Horse. The current owners have completely refurbished the property with the works having been undertaken over a 9-month refurbishment programme. Within the main house, this included an extension to the kitchen overlooking the formal gardens and the addition of a utility and boot room.



The project included the complete re-plumbing, re-wiring and re-decorating internally and externally.

Internally, the well-appointed entrance/reception hall sets the tone with a drawing, dining room, sitting room and kitchen/breakfast room off. Beyond the kitchen/breakfast room is a well fitted utility room, cloakroom and boot room.

On the first floor are five bedrooms, two bathrooms and one adjoining shower room. There is also an attic room on the second floor which could be a potential sixth bedroom.





FLOOR PLAN

Approximate Gross Internal Floor Area
 House: 359sq.m. or 3864sq.ft.
 Coach house: 58sq.m. or 624sq.ft.
 Barn: 109sq.m. or 1173sq.ft.
 Total: 526sq.m. or 5661sq.ft.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



THE COACH HOUSE & BARN

The Coach House & Barn

To the front of the house, across a immaculate lawn, is the Coach House which has an open plan sitting room/bedroom/home office with log burner, full bath, shower and kitchenette.

To the west of the property is a four bay oak-framed barn with workshop. There is an external staircase giving access to a large store room which has been boarded.

This could be used as a games room or office.

Garden and Grounds

The formal gardens are to the north east of the property and comprise of many mature plants, trees and shrubs including herbaceous borders and a stunning rose garden. There is also a vegetable garden with sitting area, astro tennis court, beyond which is a large post and rail paddock.

NB: In addition, there is planning permission for a stable block and a potting shed in a courtyard style to the north west of the property.

In all the property sits in approximately 2.50 acres of garden and grounds.



Property Information

Services: Mains water and electricity. Private drainage.

Oil central heating.

Tenure: Freehold

Local Authority: Vale of White Horse District Council

Council Tax: Band H

EPC Rating: D

Directions

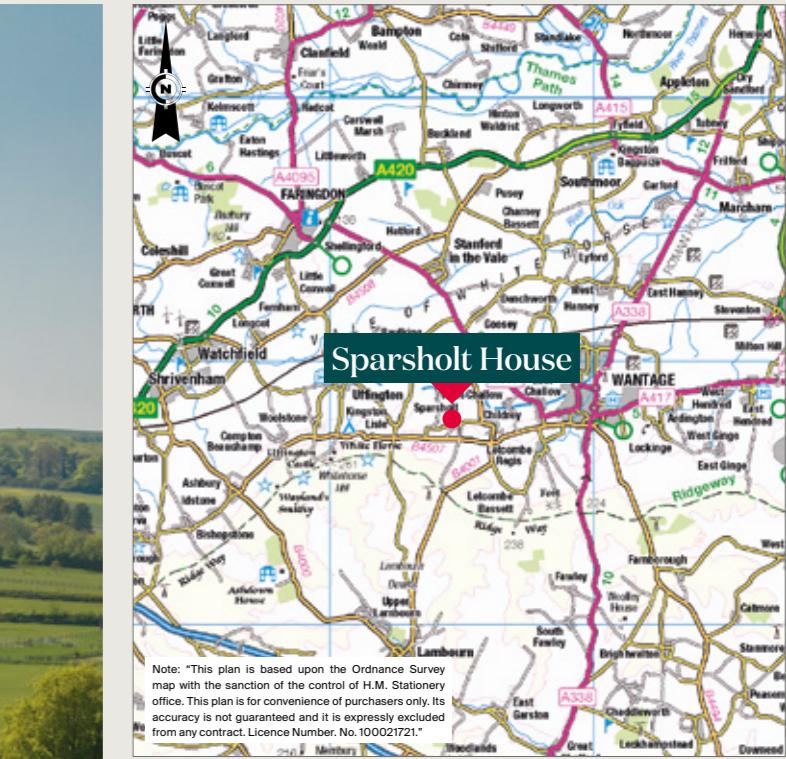
Postcode: OX12 9PT

What3words: //signed.frowns.scavenger

Viewings: All viewings strictly by appointment with the sole selling agents, Knight Frank LLP.



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