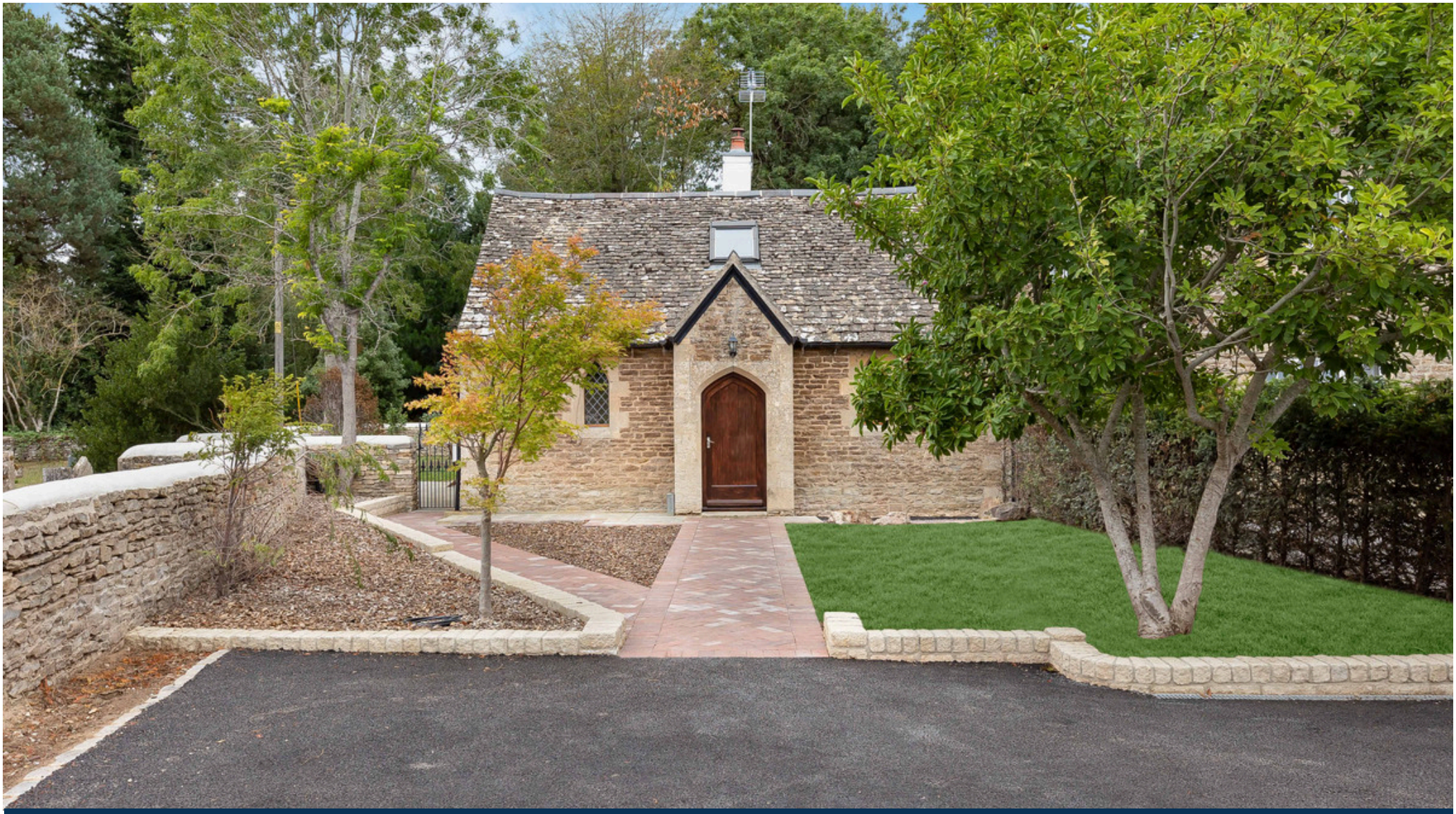

The Old School, Tubney, OX13 5QJ

Guide Price £550,000 Freehold

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The Property

Dating back to 1848 and designed by Augustus Pugin, this Grade II listed former schoolhouse has been extensively renovated and thermally upgraded, with all works carried out under full planning consent. The property retains a number of original features alongside modern improvements.

The ground floor comprises an entrance porch leading into a light and well-proportioned sitting room with a log-burning stove. This leads through to the kitchen and dining area, which has integrated appliances and a stable door. To the rear is a large conservatory overlooking the garden, together with a newly added utility room and an enlarged shower room with WC.

The first floor provides two double bedrooms, with the principal bedroom featuring original stone Gothic tracery windows and rooflights. Both bedrooms have useful eaves storage. The heating system has also been upgraded with a newly replaced boiler. A spacious family bathroom completes the accommodation.

The property has benefited from significant thermal improvements, including new Kingspan insulation beneath the ground floors and insulated plasterboard to the walls and rooflines.

Outside, the property is enclosed by traditional dry stone walls. A generous driveway provides parking for numerous vehicles, with a paved pathway leading to the arched front door.

The enclosed rear garden is mainly laid to lawn and includes a substantial detached timber outbuilding, suitable for use as a workshop or for storage.

Key Features

- Grade II listed former schoolhouse dating from 1848
- Extensive renovation and thermal upgrade
- Two double bedrooms
- Large timber conservatory
- Generous driveway with parking for numerous vehicles
- Utility room and enlarged shower room
- Principal bedroom with original Gothic tracery windows
- Detached timber outbuilding
- EPC Rating Exempt - Council Tax Band D

The Location

Tubney is a small Oxfordshire village surrounded by open countryside, situated between Oxford and Abingdon. The village offers a peaceful rural setting while remaining well placed for access to the A34, providing convenient connections towards Oxford, Newbury and the M4.

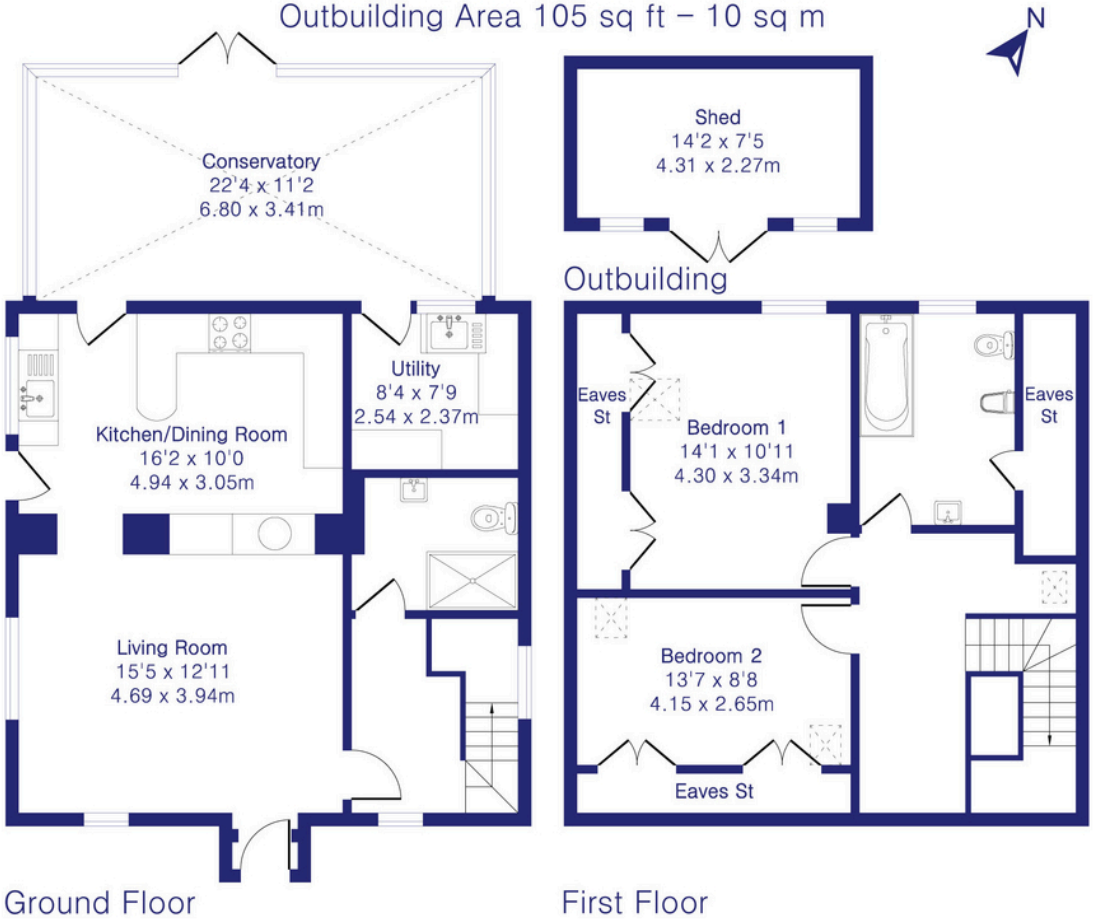
The nearby towns of Abingdon and Faringdon provide a range of everyday amenities, including shops, supermarkets, restaurants and leisure facilities, while Oxford is readily accessible for a wider selection of shopping, cultural and recreational attractions.

For commuters, Oxford Parkway and Didcot Parkway provide rail services to London, with Didcot offering direct services to London Paddington. The surrounding countryside also provides a variety of opportunities for walking and cycling.

Some material information to note: Grade II listed. Electric heating. Mains water, mains electrics, new septic tank. Ofcom checker indicates standard and basic broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low 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. We are not aware of any planning permissions in place which would negatively affect the property.

Approximate Gross Internal Area 1410 sq ft - 131 sq m
(Excluding Outbuilding)

Ground Floor Area 897 sq ft – 83 sq m
First Floor Area 513 sq ft – 48 sq m
Outbuilding Area 105 sq ft – 10 sq m



PINKPLAN

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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