



Thatch Farm Cottage, Abingdon Road, Tubney OX13 5QQ

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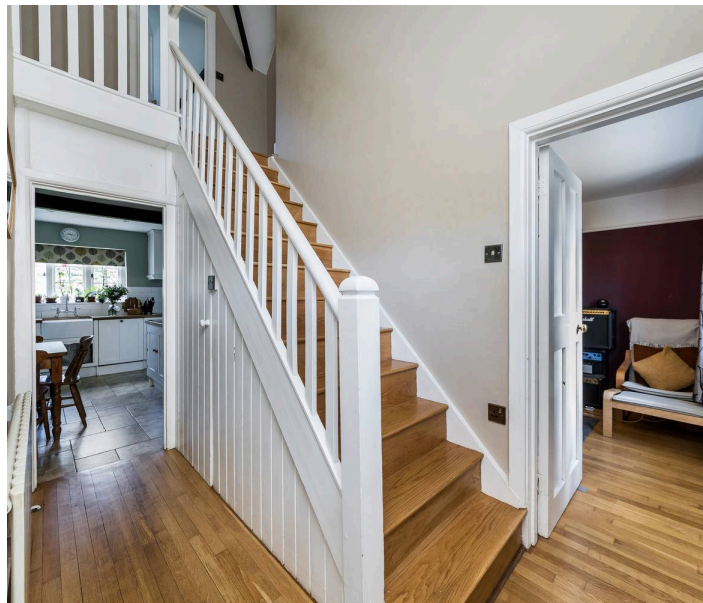
Attractive 1920's detached family home offering of much character well-situated within this highly sought after village with excellent potential to substantially extend the existing accommodation.

Detailed planning permission has been granted to substantially extend the property into a much larger four bedroom family home (full details available on Vale Planning website Ref: P17/V3142/HH)

Tubney is a desirable hamlet which converges with Frilford Heath and lies adjacent to the prestigious Frilford Heath Golf Course. There is easy pedestrian access to two gastropubs including the multiple award winning White Hart and recently renovated Dog House. There is quick and easy access onto the nearby A420 and A34 connecting north bound to Oxford and the M40 and M4 motorways. Useful distances include Millets Farm and garden centre (circa. 2.3 miles), Oxford city (circa. 8 miles), Abingdon town centre (circa. 4 miles) and Didcot (circa. 11 miles) with its mainline railway station to London Paddington.

Bedrooms: 3 Bathrooms: 1 Reception Rooms: 2

Council Tax Band: E Tenure: Freehold EPC: E





Key Features

- Entrance hall with real oak wood flooring (extending throughout the majority of the rooms) leading to cloakroom
- 18' double aspect living room and spacious separate dining room both with attractive open fireplaces
- Well-equipped kitchen/breakfast room offering a bespoke "In Frame" selection of units featuring built-in electrical appliances, butlers sink and travertine flooring
- Separate utility room and refitted family bathroom with white suite featuring under floor heating
- Delightful master bedroom with an attractive fireplace and built-in wardrobe cupboards
- Two further double bedrooms (one with an extensive selection of fitted wardrobe cupboards)
- Ultra fast internet provided by Gigaclear with CAT 6 cabling throughout, double-glazed panelled windows, oil fired radiator central heating (recently replaced boiler) and original internal doors
- Front gardens providing hard-standing parking facilities complemented by an EV charger and large and attractive rear gardens (total plot approx 0.25 of an acre) offering high degrees of privacy
- Fully insulated external home office with electricity and internet backing onto a large area of privately owned conservation land
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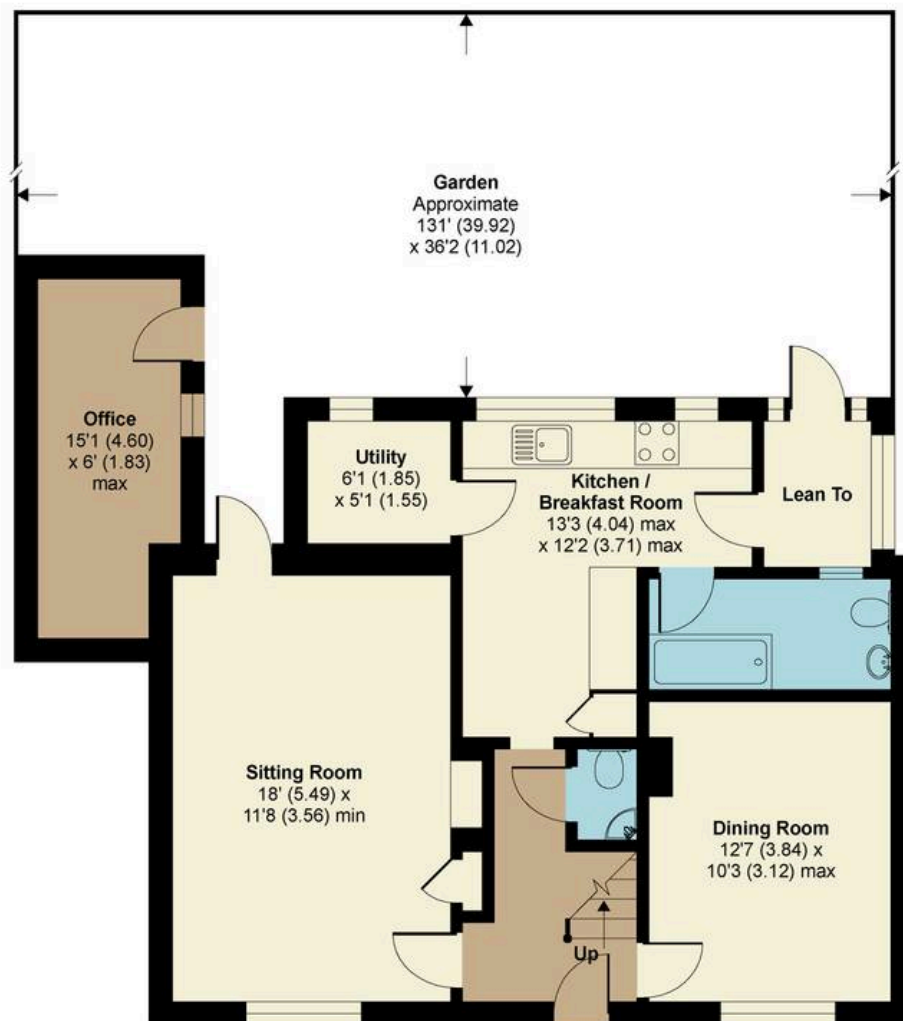
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E: abingdon@hodsons.co.uk

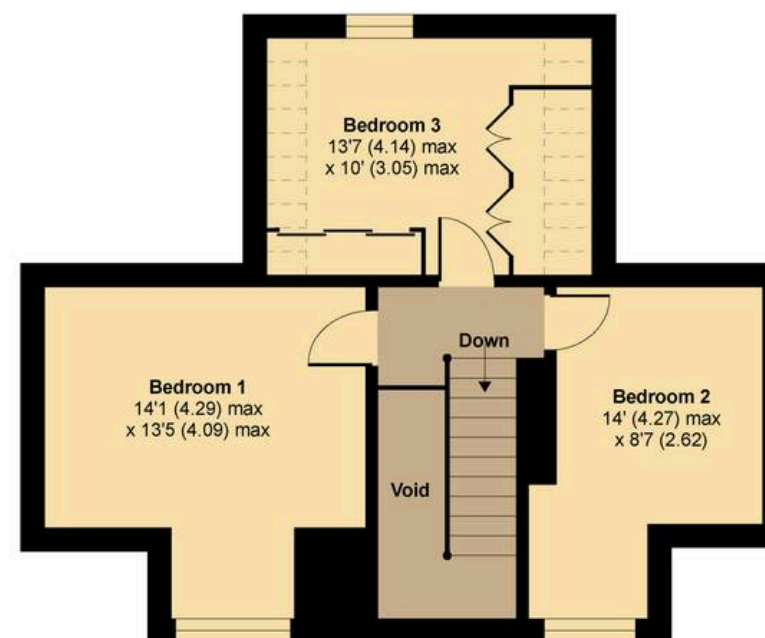
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Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR

Abingdon Road, Tubney, Abingdon, OX13

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1121 SQ FT 104.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & VOID)

OFFICE / OUTBUILDINGS APPROX. GROSS INTERNAL FLOOR AREA 85 SQ FT 7.9 SQ METRES

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1408 SQ FT 130.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & VOID)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.