



Audrian House Summerside, Oxfordshire, SN7 8QY

Offers In Excess Of £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the highly desirable Oxfordshire village of Buckland is this well-proportioned, four bedroom detached house built from Cotswold stone.

Audrian House is on the edge of the village and benefits from easy access to beautiful open countryside.

On the ground floor, the sitting room is light and spacious, has a gas fireplace, and full-glazed sliding doors; these lead to a large functional conservatory providing excellent views over the secluded garden. The kitchen comprises quality units and built-in appliances, and adjoins a large utility/boot room, and cloakroom. A separate dining room leads off from the hallway.

The entrance hall has a feature staircase leading to a light and spacious landing with doors to the master bedroom complete with built-in wardrobes; there are three further bedrooms and a large bathroom with a separate bath and walk-in shower.

The property has a private driveway and parking for several vehicles; it leads up to a large garage and workshop to the rear. The garage has power, lighting and an automated up and over door. The rear garden is secluded and has been landscaped to offer a tiered garden comprising lawns, mature shrubs, rose beds and a vegetable plot adjacent to a large greenhouse.

Some material information to note: The property is freehold and connected to mains gas, electricity, water and drainage, and benefits from ultrafast broadband with Gigaclear.





Key Features

- No onward chain
- Detached Cotswold Stone House
- Sought After Village Location
- Family bathroom with walk-in shower
- Utility / boot room
- Conservatory
- Beautiful Gardens
- Opportunity to extend
- Separate Garage and Driveway Parking
- Council Tax band: F, EPC Rating: E

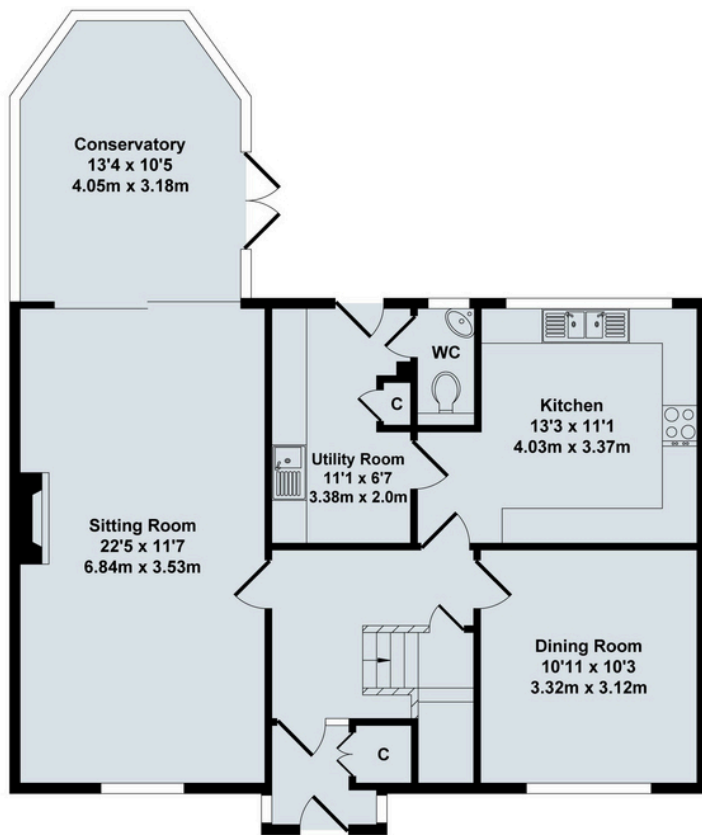
The Location

The property is situated within the picturesque village of Buckland, which is located approximately 14 miles to the west of Oxford and surrounded by open countryside. Buckland is a thriving village with a range of amenities including a primary school, an excellent pub ('The Lamb Tavern'), a village hall and a beautiful Norman church. Shopping and leisure facilities can be found at the nearby market towns of Faringdon, Wantage and Witney. St Hugh's Prep School is approximately a mile away and there are convenient bus and coach links to the independent schools in Oxford and Abingdon, and to Faringdon Community College. Didcot Parkway Station (London Paddington) and Oxford Parkway Station (London Marylebone) are both within easy reach of Buckland.

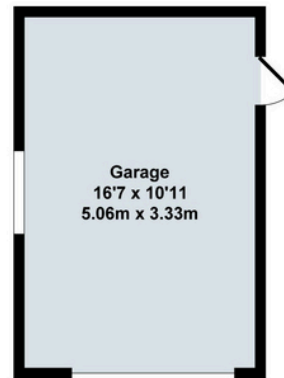
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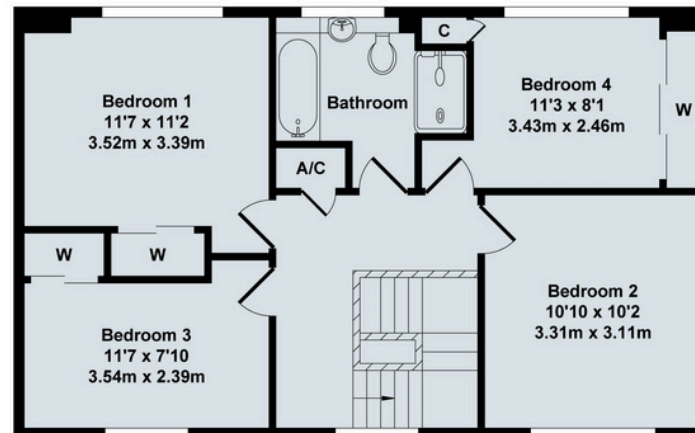
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Ground Floor



Garage



First Floor

Total Approx. Floor Area 1664 Sq.Ft. (154.60 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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