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The Lodge, Oakley Park
Frilford Heath, Abingdon, Oxfordshire

Offers Over £1,100,000



The Lodge, Oakley Park, Frilford Heath, Abingdon, Oxfordshire, OX13 6QW

Offers Over £1,100,000 **Freehold**

A somewhat unique single storey property of over 3000 sq.ft designed in the 1970's with a strong architectural vision, this individual home is a classic example of modernist design with exceptional living space and an enduring style. The property has huge potential for alteration, extension and development (subject to PP), and stands in a large mature plot in excess of 1 acre, set back from the road behind it's glorious garden. The Lodge does now require updating throughout but this does not detract from it's appeal, as with this comes the opportunity to create a stunning family home in a wonderful location offering peace and seclusion, large secluded gardens, and a substantial stone-built garden studio/office offering a work space that will be uninterrupted by the workings of a family home. The Lodge is one of just a handful of properties that form Oakley Park, on the fringes of Frilford Heath golf club, some 4 miles west of Abingdon.

The accommodation is currently arranged with the living and bedroom accommodation at either side of the property with a reception hall accessing both. This comprises a south-facing sitting room, a large conservatory, master bedroom with en-suite and dressing room, cloakroom, breakfast kitchen, utility/laundry room and WC. A home office or additional reception space has a mezzanine level above with a glazed pitched roof. There are 3 further double bedrooms (1 en-suite) and a family bathroom.

The wonderful established garden enjoys a southerly aspect and extends down to the Faringdon Road. The property is approached on the north side where there is a stone-built garage and driveway parking for several vehicles. Beyond this a part-walled "secret garden" boasting a short tennis court and the garden office/studio building complete with electric heating, double glazing and Velux roof lights.

The Lodge has to be viewed to fully understand and appreciate not only the considerable potential it offers to the imaginative purchaser but also the fabulous plot and well regarded semi-rural location. For sale with no onward chain.



THE ACCOMMODATION

Reception Hall

Leads to the living accommodation and bedroom wing.

Cloakroom

Lounge/Diner

South-facing patio doors to the rear garden, fireplace, a light and bright space with full length windows. Glazed door to:-

Conservatory

Large PVCu framed Conservatory with a stone/tiled floor, overlooking the garden.

Breakfast Kitchen

Older style timber units, electric oven/hob, dishwasher, fridge, space for dining. Overlooks the driveway.

Entrance Lobby

Front door.

Utility Room/Laundry

Units, sink, plumbing for washing machine, oil fired boiler.

WC

Master Bedroom

Overlooking the rear garden, full length window and patio doors.

Dressing Room

Fitted wardrobes, connecting door to:

En-Suite Bathroom

Panelled bath, WC, wash basin, tiled shower cubicle.

Home Office

Front-facing through-room. Timber open tread staircase to a fantastic mezzanine level with part-glazed pitched roof. Access to a large area of useful roof storage.

Bedroom

Rear facing, sliding doors to the garden.

Bedroom

Rear-facing, high pitched roof.

Bedroom

Front-facing.

En-Suite Bathroom

Panelled bath, WC, wash basin, shower cubicle.

Family Bathroom

Panelled bath, WC, wash basin, shower cubicle.

OUTSIDE

The Garden

A private drive from the Faringdon Road leads into Oakley Park with a beautiful area of established parkland bordering the private road. On accessing The Lodge a large gravelled driveway provides parking for several vehicles enclosed by stone walls. This gives access to a stone-built garage at the front of the property. Beyond the driveway, is a walled area of garden with a short tennis court and stone-built garden office/studio.

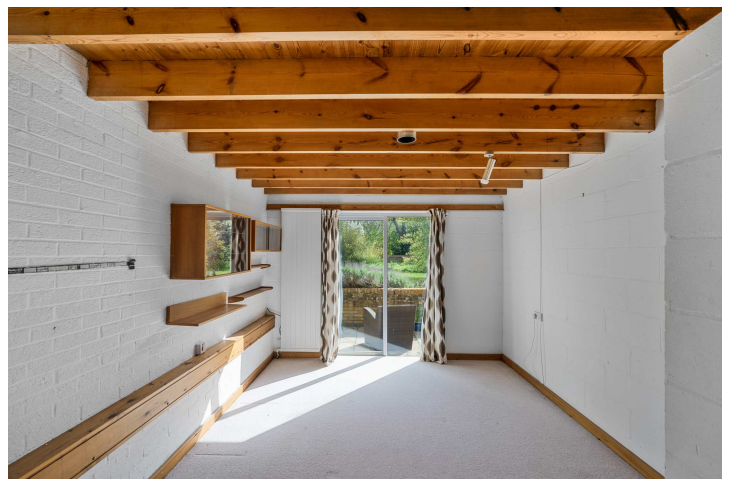
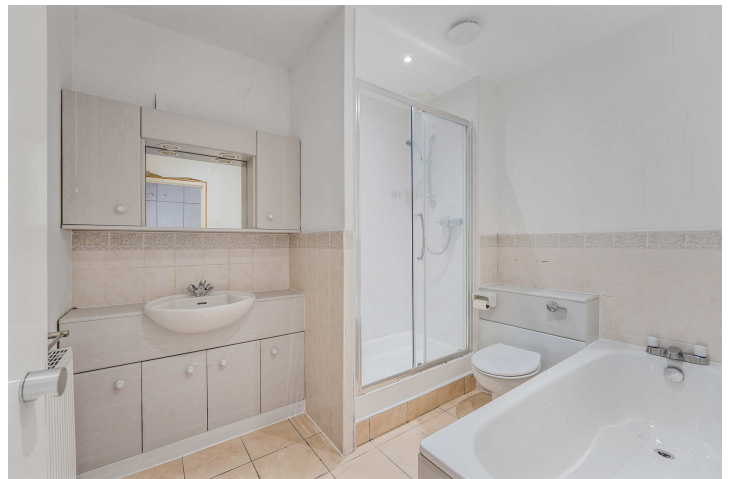
The majority of garden lies to the south side rear of the property, enjoying a high level of privacy and extending down to the Faringdon Road. The mature and established garden is laid to lawn and comprises a variety of mature trees and shrubs. The total plot extends to over 1 acre.

Garden Office/Studio

An impressive studio/office/gym space, stone-built, with double glazed windows, Velux rooflights, and electric heating.

Service charge

We are informed that an annual sum, currently £850.00, is paid to Oakley Park Management Ltd.





- * 4 Bedrooms (two en-suite) * Garden office/studio *
- * Huge scope to extend/update/improve *
- * Classic architect-designed 1970's styling *
- * Large plot in excess of 1 acre *
- * Driveway parking for several vehicles * Stunning garden *
- * Short tennis court * No onward chain *
- * Highly sought-after location * 9 miles to Didcot Parkway *
- * Council Tax - Vale of White Horse - Band F *

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

