



The Ride, Tubney Wood, OX13 5QF
£975,000 Freehold

THOMAS
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SALES LETTINGS





The Property

A distinctive 1980's built detached family residence with fabulous westerly gardens befitting of its setting, with 554 sq ft detached garage. Providing somewhat larger accommodation than its handsome appearance would suggest, and offering excellent potential to extend, as evidenced by some neighbouring homes, subject to the required planning consents.

The light and airy accommodation maintains generously proportioned individual room sizes throughout, and has been thoughtfully arranged in order to provide a high level of versatility.

Well presented, with high quality fixtures and fittings and natural décor conveying a lovely sense of wellbeing.

The aforementioned is all compliment by delightful gardens, which form a most attractive feature of the property. Gated driveway approach with ample car standing in addition to a further driveway to the side of the property providing additional double width parking and access to detached quadruple garage.



Expanse of lawn with a variety of fruit trees and manicured well stocked flower and shrub borders. Gated access through to an additional lightly wooded garden area, which in turn opens out onto neighbouring woodland – an absolute haven!



Key Features

- Oil fired central heating (radiators)
- High quality double glazed windows
- 27'6" x 20'2" detached garage with w.c
- Formal and lighted wood 0.45 acre grounds
- Ample off road car parking to front and side
- Council Tax Band: G
- EPC Rating: D



The Location

Pleasantly and conveniently situated; tucked away in private no through road comprising just eight similarly styled homes of distinction, in a delightfully unspoilt lightly wooded semi-rural environment, 5 miles south of Oxford and 4 miles west of Abingdon-on-Thames. Excellent Road links including the nearby A420 into Oxford, and the nearby A34 connecting northbound to the M40, southbound to the M4. A number of excellent schools are within the immediate area including, The Manor Preparatory school at Abingdon, Abingdon co-educational school, St.Helen and St. Katherine for girls and Our Lady's, all in Abingdon itself. Cothill School and Chandlings are also within just a few miles. For golfers, Frilford Heath Golf Club is within two miles providing three scenic 18 hole championship quality courses. Didcot Parkway is approx 13 miles to the east, providing a regular mainline connection to London Paddington in a little as 36 minutes.

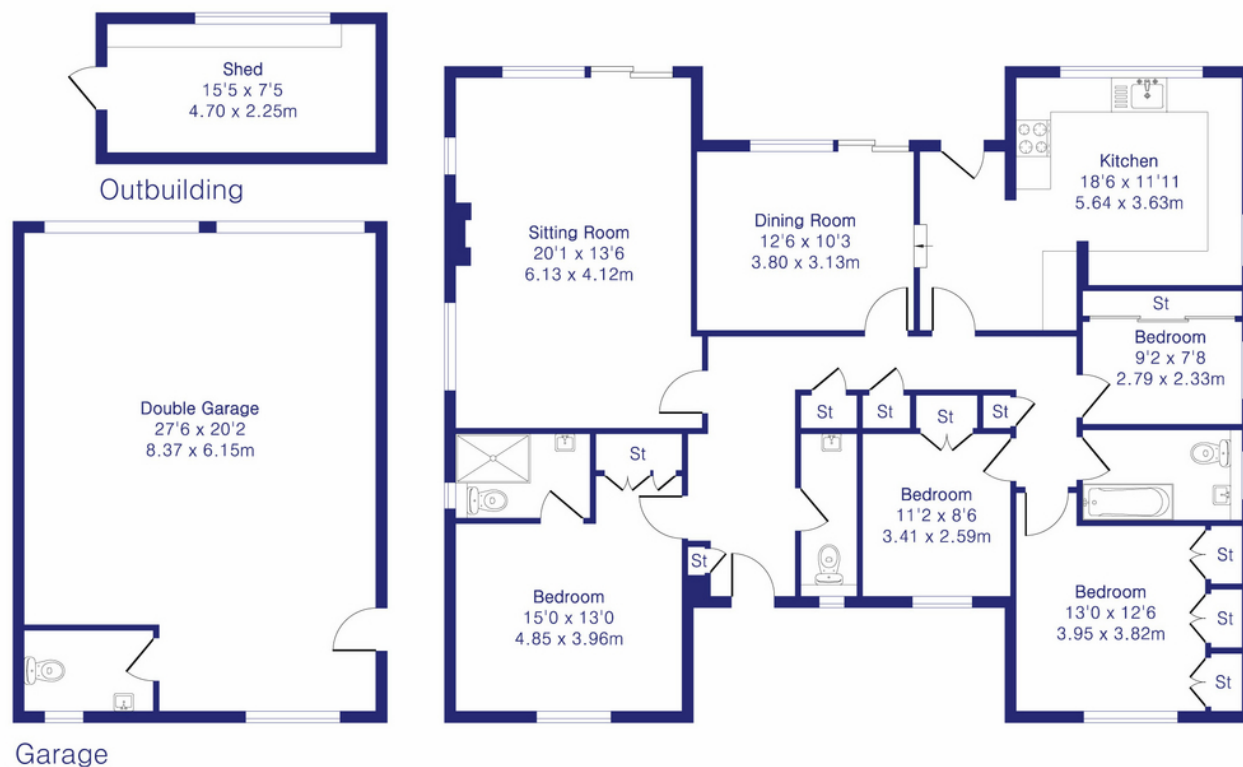
Material Information

- Utilities: Electricity/Water/Private drainage (Septic tank - connected to Oxford Instruments sewage treatment plant. Annual cost approx £500))
- Heating: Oil heating.
- Parking: Driveway parking in front of house & approach to garage
- Broadband Coverage: Standard & Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards & corrugated roofing, pipework & lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Approximate Gross Internal Area 1435 sq ft - 133 sq m (Excluding Garage & Outbuilding)

Garage Area 554 sq ft – 51 sq m

Outbuilding Area 114 sq ft – 11 sq m



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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