

SPRINGFIELD HOUSE

TUBNEY

OXFORDSHIRE



Oxford



Abingdon on Thames

The perfect location between historic Oxford and ancient Abingdon on Thames...

The world renowned city of Oxford lies just 10.5 miles North of Tubney, offering a wealth of cultural activities, boutique and 'High St' shopping, first class restaurants, café's and bars and a number of the UK's highest performing independent schools including Magdalen Collage School and Oxford High School making this a very attractive destination for young growing families.

Just 6 miles east of Tubney there lies the riverside market town of Abingdon on Thames, which is one of the oldest settlements in England with its strong historic ties to the church. The town sits on one of the most beautiful stretches of the River Thames and has in recent years gone through a renaissance, with the re-development of the town centre. An attractive small town with good parking, a great choice of shops including a large Waitrose store, a choice of restaurants, bars and coffee houses and much like Oxford it boasts a number of high achieving independent schools such as St Helen & St Katharine School for girls and Abingdon School for boys.

Tubney is very well connected, with Didcot mainline railway station only 15 minutes south by car and London Paddington Station is just 42 minutes journey time.

The A34 is just 5.5 miles east, the M4 Junction 13, c. 23 miles south and the M40 Junction 9, c. 14 miles north. There is local shopping on one's doorstep with the very popular Milletts Farm Shop just 1.1 miles away and a Budgens store and Shell filling station under a mile away. The village lies on the edge of one of the county's top golf clubs, Frilford Heath Golf Club, with its three championship courses. A first class 'gastro' pub, The White Hart, lies just half a mile away in the nearby village of Fyfield.



A special house in glorious private gated grounds...



A tranquil haven...

Built in the mid 20th Century and enlarged in the late 20th Century, Springfield House sits central to its beautiful grounds. With a special approach via its gated entrance, the house and garage with accommodation over, offers an internal area of 3,248 sq ft / 302 m². The interior of the house borrows from its surrounding landscape, with both the 'social' kitchen space and the substantial main reception room opening on to an extensive south facing terrace with Wisteria covered pergola over. Further accommodation over the ground floor includes a dedicated study and a formal dining or family room. First floor tranquil sleeping quarters comprise 5 light filled bedrooms with a master bedroom suite, a principal bathroom and there is an attractive expansive landing.



A very rare find...



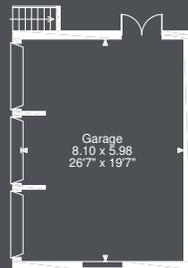
A light and versatile space...

This is a house that in its current guise will offer the buyer with a growing family the perfect environment in which to see their children grow up, with much enjoyment to be derived from the 1.12 acre grounds and its mature surrounding treescape. The property has in recent years gained the benefit of a planning consent for a replacement 604 m² 'Grand Design' house (PLANNING REF: P18/V0986/FUL) with part subterranean accommodation, which if not developed has created a precedent to ease the passing of a consent to expand the existing house if desired. In all, a special property in a special environment, bordering the renowned Frilford Heath Golf Club, with its 3 championship courses.

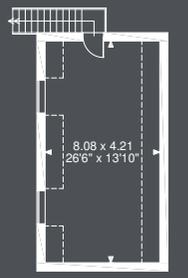


Floorplan

Springfield House, Abingdon Road, Tubney, Oxfordshire
 Approximate Gross Internal Area
 Main House = 2456 Sq Ft/228 Sq M
 Garage = 521 Sq Ft/48 Sq M
 Outbuilding = 271 Sq Ft/25 Sq M
 Total = 3248 Sq Ft/301 Sq M
 Quoted Area Excludes 'External C/B'



Ground Floor



First Floor

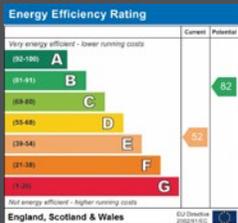
Floor Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions: From Oxford proceed south on the A420 signposted Swindon and after The Greyhound public house turn left at the next roundabout on to the A338 signposted Wantage. Proceed to the staggered crossroads that dissects the golf course and turn right signposted Tubney. After 0.25 mile, Springfield House is the third house on your left hand side with a five bar gated entrance bearing the name Springfield House and the property is set well back in its grounds, edged by tall Scotts pine trees.

west

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