

Icknield Place, Aston Rowant, Oxfordshire



A substantial family house with a large garden and fabulous views on the edge of a desirable village at the foot of The Chiltern Hills.

Summary of accommodation

Ground floor Porch | Drawing room | Dining room | Conservatory | Kitchen/breakfast room
Study | Large utility room | Boot room | Two cloakrooms (one with shower) | Store

First floor Four bedrooms | Two bathrooms | Integrated double garage with electric doors

Outside Garden store with gardener's WC | Machinery store | Racing pigeon dovecote
suitable for conversion | Two electric gates for in/out drive

Sun terrace | Extensive private gardens | Wonderful views

In all, approx. 1.14 acres

Distances

M40 (J6) and Oxford Tube 1 mile, Watlington 4 miles, Haddenham & Thame Parkway
6 miles (London Marylebone 35 mins), Henley 15 miles, Oxford 17 miles,
Heathrow Airport 31 miles, London 43 miles, Gatwick Airport 67 miles
(All distances and times are approximate).





Situation

Icknield Place enjoys a beautiful setting on the edge of the popular no-through village of Aston Rowant. The area is blessed with a comprehensive network of footpaths and bridleways.

Access to London is superb. Junction 6 of the M40 and the 24-hour Oxford Tube stop is only a mile away. Day-to-day shopping facilities can be found in the pretty market towns of Watlington, 4 miles to the south, and Thame, 6 miles to the north.

The larger centres of Henley-on-Thames (15 miles) and Oxford (17 miles) are also easily accessible.

There is a mainline rail service from either High Wycombe, Princes Risborough or Haddenham & Thame Parkway to London Marylebone in approximately 35 minutes.

Schools in the area include a Church of England primary school in the village, Watlington Primary School, Lewknor Church of England Primary School, Icknield Community College and Lord Williams Schools in Thame. The Oxford schools include Dragon School, Summer Fields School, Magdalen College School, Cothill House School and St. Edward's School in Summertown. For girls Headington is also easily accessible via the Oxford Tube.

The Property

Icknield Place is a substantial family house set back from the lane with a sweeping in/out drive between twin wrought iron electric gate. Constructed of red brick under a tiled roof, the house has a beautiful sense of arrival. Great care has been taken to maintain the property's condition, integrity and wealth of period features over the years. There is ample scope for a new family to add their touches during their ownership.

Behind a welcoming porch is a reception hall leading to multiple reception rooms that are both light and bright. The drawing room is triple aspect with a fireplace and double doors to a large conservatory with exceptional views over the garden. Also off the hall are the dining room with a delightful bay window and study overlooking the drive. The kitchen/breakfast room has multiple wall and base units under a marble worktop and a five-door Aga. There is access to the boot room and side entrance as well as a door connecting the sizable utility room encompassing a cloakroom with shower. Beyond is a door though to the integrated double garage.



Above is a generous principal bedroom with an en suite bathroom and dressing area. An additional three bedrooms and a further family bathroom enjoy views over the gardens to the front or to the rear. There are paddocks beyond, creating a delightful feeling of space.

Outside

To the side of the house is a double garage with electric doors and an adjoining store with a gardener's WC. A sun terrace wraps around the back of the house to maximise the beautiful views over the garden. There is a valuable machinery store and a prominent former racing-pigeon loft with plenty of scope for a home office and an annexe subject to the usual planning consents.

The extensive and private gardens are mostly laid to lawn whilst studded with mature trees. Beyond there are views over paddocks in either direction.





Property information

Services: Mains water, drainage and electricity. Oil fired heating. BT and Broadband connected.

Local authorities: South Oxfordshire District Council. Tel: 01491 823 000

Tenure: Freehold

Guide Price: £1,750,000

EPC: E

Council Tax: Band G

Directions (OX49 5SN)

From junction 6 of the M40 take the exit onto the B4009 and follow signs for Princes Risborough. Follow the B4009 for one mile and the first village is Aston Rowant. Take the only turning left into the village and Icknield Place can be found on the left opposite the paddock.

Viewings

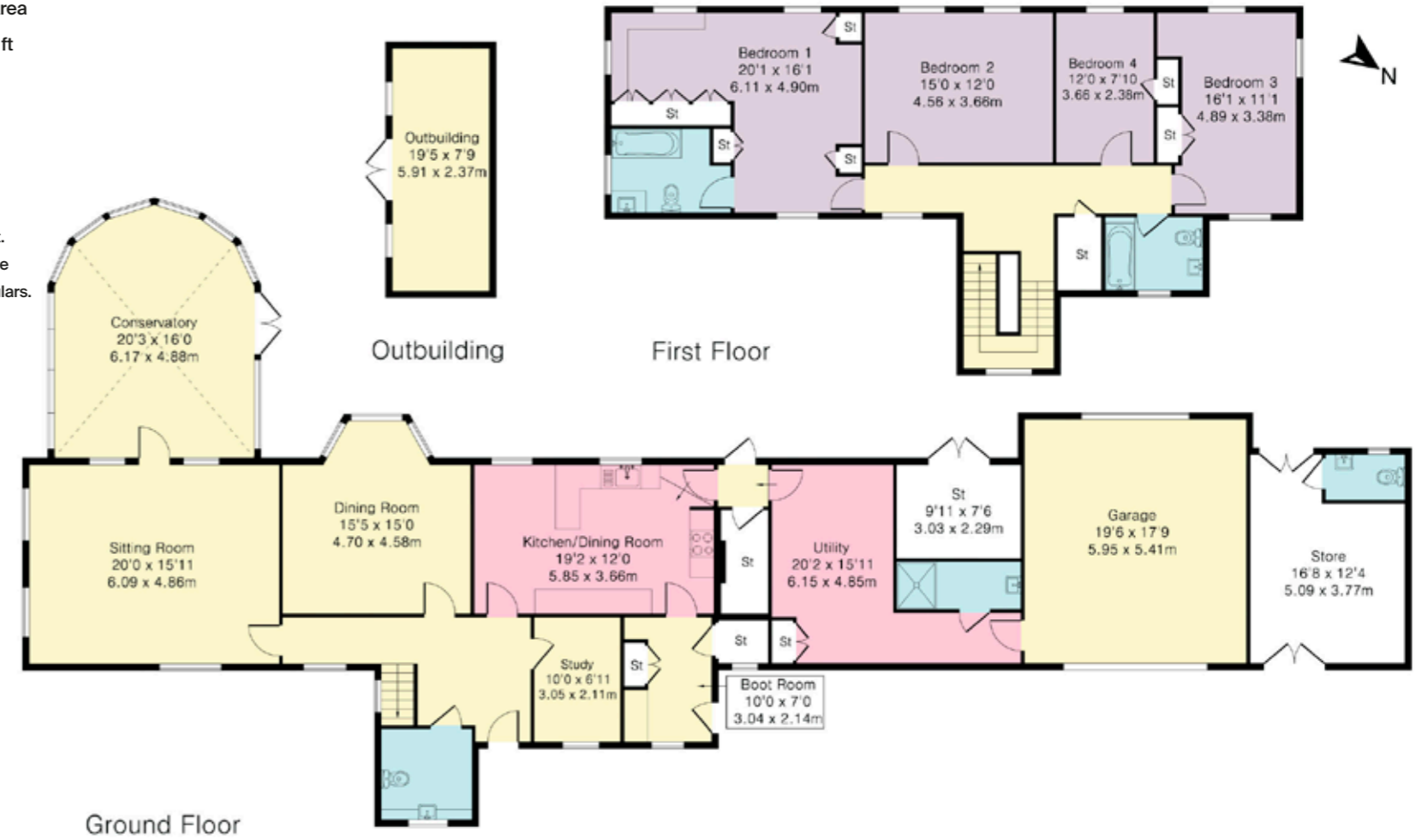
By appointment through sole selling agent Knight Frank.





Approximate Gross Internal Floor Area
 Ground Floor = 219 sq m / 2,358 sq ft
 First Floor = 96 sq m / 1,038 sq ft
 Outbuildings = 14 sq m / 151 sq ft
 Total Area = 329 sq m / 3,547 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank Oxford
 274 Banbury Road
 Summertown
 Oxford
 OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
Harry Sheppard
 01865 264879
harry.sheppard@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2023. Photographs and videos dated April 2023. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



