



Stanton St. John, Oxford





Bassett House

A handsome Grade II listed house with mature gardens of 3.5 acres in this sought after village.



Guide price: £1,375,000

Tenure: Available freehold

Local authority: South Oxfordshire Council

Council tax band: G





The Property

The house occupies a delightful position overlooking its own land and offers scope for extension and reconfiguration, subject to the necessary consent. Presently, the accommodation is over two floors with three good-sized reception rooms, a kitchen/ breakfast room, pantry and a wc to the main part of the house and the first floor the main bedroom with large ensuite bathroom, and a further bedroom and bathroom. The annexe has its own front door and provides a large utility room and reception room with a bedroom and bathroom. There is also a very useful cellar.

The gardens are very attractive. The front garden is enclosed by a stone wall with herbaceous borders and a well. Beyond is a vegetable plot with large areas of meadow and a number of fine trees. The garden to the rear is a former tennis court, and behind this is a wildflower meadow with hedges and a number of mature trees. The house is approached off the road onto a gravel drive to the garage and carport at the rear of the house.

The house has very good period detail, including traditional sash windows, picture rails, open fireplaces and cornicing. The property has a number of covenants in favour of New College, and further details are available from Knight Frank.











The Location

Stanton St John is a historic village just 4.5 miles from Oxford. It is mentioned in the Domesday Book with the Church of St. John the Baptist, dating from the 12th century, and has a number of fine period houses from the 16th and 17th centuries. Today, it is a thriving village with a village shop, village hall, The Talkhouse pub, and Rectory Farm, a pick-your-own fruit and vegetable farm with a cafe and Auntie's Old School Nursery. The village has been featured in several episodes of Midsomer Murders.

Communications are excellent with the A40 close by, and there are rail services from Haddenham and Thame Parkway to London Marylebone in 37 minutes and from Islip to London Paddington via Oxford in 77 minutes. Oxford has a number of excellent schools for all ages, including the Dragon, Summer Fields, Headington, Rye St Anthony, Wychwood, St. Edward's, and Magdalen College School.



Stanton Cottages

Green Close
Cottage

Nimrod

The
Star Inn
(PH)

B 4027
4m

Honeysuckle Cottage

Greenville

TCB

School House

LB

Bassett House

**Total area
3.49 acres approx.**





Approximate Gross Internal Area
Ground Floor = 172.3 sq m / 1,855 sq ft
(Excluding Green House / External Cupboard)
First Floor = 116.3 sq m / 1,252 sq ft
Garage - Ground Floor = 15.1 sq m / 162 sq ft
Garage - First Floor = 12.6 sq m / 136 sq ft
Total = 316.3 sq m / 3,405 sq ft



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

I would be delighted to tell you more
William Kirkland
01865 264865
william.kirkland@knightfrank.com



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