

The Old Malt House, Dry Sandford, Oxfordshire



A beautifully presented and exceptionally well-refurbished period house in a quiet and pretty part of the village.

Summary of accommodation

Entrance hall | Dining room | Sitting room | Open plan kitchen/breakfast room
Utility room | WC

Four bedrooms | Two bath/shower rooms | Detached home office | Garden store

Gravel drive | Raised beds | Parking

Distances

Boars Hill 3 miles, Abingdon 4 miles, Oxford 5 miles, Didcot Parkway (London Paddington 35 mins) 9 miles, Oxford Parkway (London Marylebone 51 mins) 10 miles
(Distances and times approximate).



Situation

The property is on Church Lane, a particularly beautiful part of the village of Dry Sandford, located south of Boars Hill. The house looks over fields, and the surrounding houses are predominately period, plus the Primary school is within walking distance, so the setting, combined with the proximity to Oxford, is exceptional.

Dry Sandford is 3 miles north of Abingdon and 5 miles southwest of Oxford city centre. The village offers a great community with a highly sought-after primary school and easy access to Oxford schools and Abingdon Schools, St Helen's and St Katharine's, Cothill school and St Hugh's. Abingdon, the nearest town, provides extensive supermarkets, including a Waitrose, independent shops, restaurants, banks and general amenities. Didcot Parkway and Oxford mainline station offers regular direct trains to London Paddington. The village is ideally situated to combine country living, with fabulous walks direct from the house, with three nature reserves walkable and four pubs. The amenities of Oxford and Abingdon and easy access to London. The village also benefits from super-fast fibre optic cable.

The Property

The Old Malt House seamlessly blends period character and modern living. Initially built in the 17th Century and constructed of Cotswold stone under a tiled roof, the property is listed as Grade II and combines many features whilst sympathetically refurbished to an incredibly high standard.

This charming family house has well-proportioned reception rooms with generous ceiling heights and a striking open-plan kitchen breakfast room. Many original features include an inglenook fireplace, exposed timbers and oak floorboards. The flow of the downstairs accommodation has been vastly improved with the recent extension creating a wonderful family area and entertaining space. The crittal glass extension allows plenty of natural light and delightful views over the garden.

Upstairs the accommodation is spread over two floors and is light and bright with four bedrooms and two state-of-the-art bath and shower rooms. The attention to detail and quality of finish is evident throughout the property, yet all the period features have been skillfully incorporated.

Outside is an enclosed garden to the front and rear with a convenient home office and garden store that could be an annexe subject to the usual planning consent. The garden is well stocked and links well with the gravel sun terrace. There is parking for three cars outside the gate to the property.



Directions (OX13 6JP)

From Boars Hill, follow Fox Lane down the hill toward Whitecross. At the KTM garage, take a left, then an immediate right for Honeybottom Lane. Continue along the lane; when entering the village of Dry Sandford, take a right on to Church Lane. Drive through the village, pass the church, and then see The Old Malt House on the left shortly after.

Property information

Services: Mains water, electricity, private drainage. Oil-fired central heating.

Fibre Optic Broadband.

Local authority: Vale of White horse.

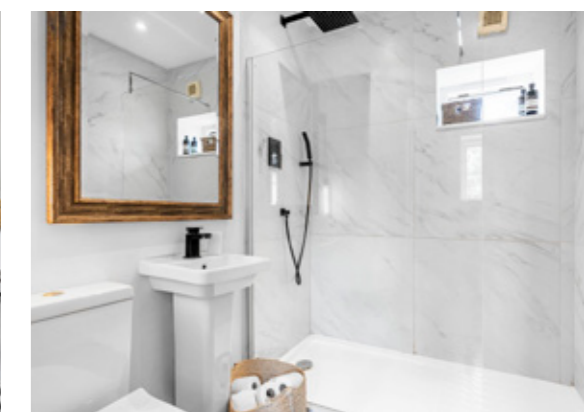
Council Tax Band: F

Tenure: Freehold

Guide Price: £1,000,000

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Total Area = 204 sq m / 2,201 sq ft

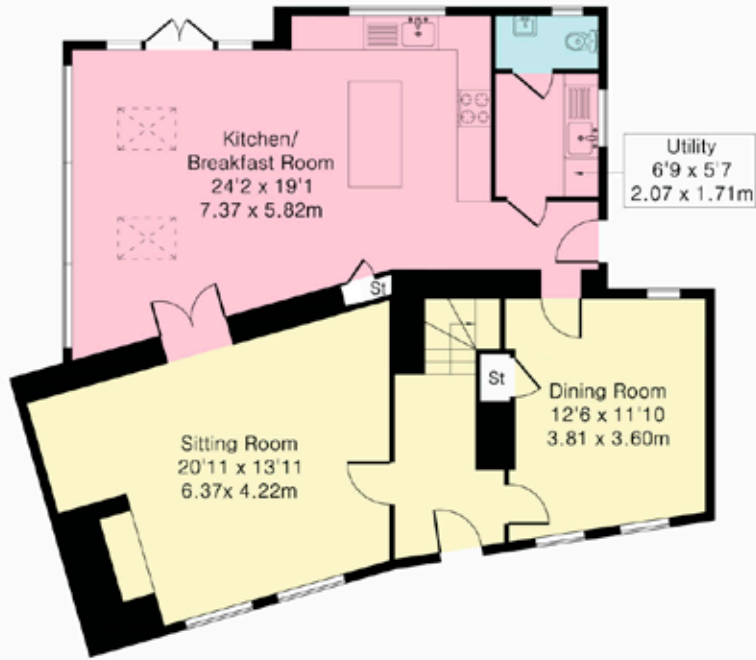
Ground Floor Area = 98 sq m / 1,056 sq ft

First Floor Area = 67 sq m / 725 sq ft

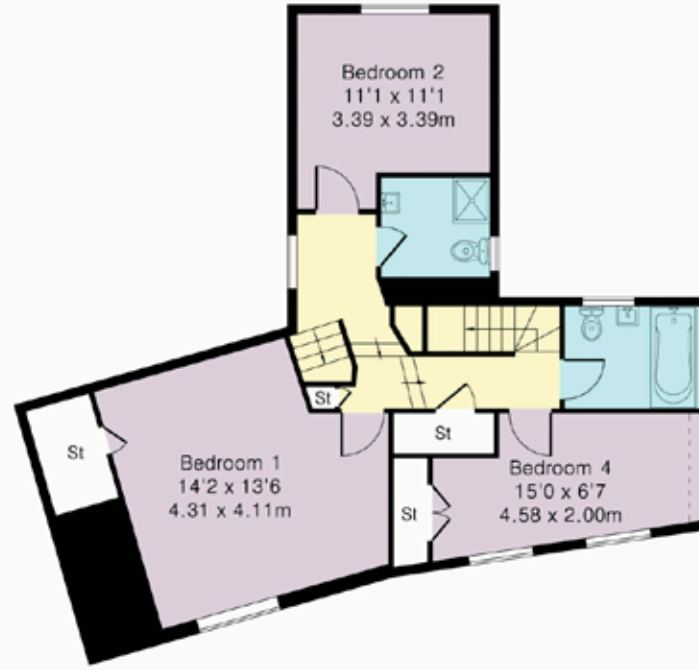
Second Floor Area = 21 sq m / 231 sq ft

Outbuilding Area = 18 sq m / 189 sq ft

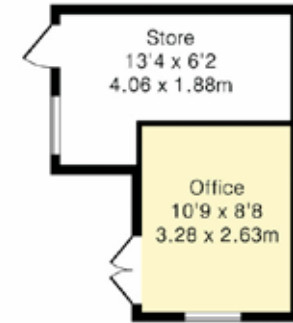
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



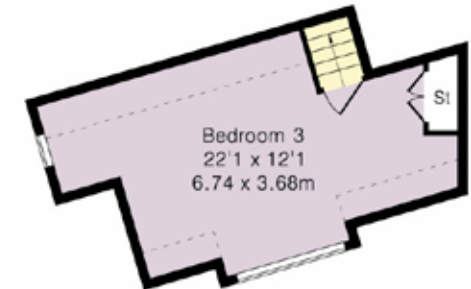
Ground Floor



First Floor



Outbuilding



Second Floor

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I would be delighted to tell you more

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Particulars dated May 2023. Photographs and videos dated May 2023.

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