



Brewers, Sheepstead, Oxfordshire

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Forming part of a striking Grade II listed country home with a private garden and open fields to the front.

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## Summary of accommodation

Entrance hall | Drawing room | Living room | Kitchen/dining room | Cellar

5 Bedrooms | 2 bathrooms

Double garage | Workshed

## Description

A unique opportunity to own a five bedroom home, surrounded by beautiful grounds. The impressive rooms have an abundance of period detail, including fireplaces, wooden strip floors, an original staircase, exposed beams, high ceilings, and large sash windows with traditional wooden shutters.

The ground floor has a large open kitchen/dining room and benefits from stone floors, a recently installed wood burner, and a door opening out to the courtyard. There is also a drawing room, which is dual aspect, and a living room, both with views across the fields to the front.

Nestled between Marcham and Frilford Heath, the immediate surroundings are known as 'Sheepstead', related to the historical Sheepstead Park and comprising a small number of properties with a distinct, friendly, local identity conscious that this is a special place to live.

The property is approached by a driveway leading to a private parking area both in front and to the side of the property, as well as a double garage. There is also a cellar that can be used for additional storage. The private gardens are mainly laid to lawn and interspersed with trees, flowers, and shrubs.





## Location

Marcham is a sought-after village with excellent transport links. Facilities within the village include a post office, farm shop, public house, church and popular primary and nursery schools. Marcham also benefits from its own cricket, football and tennis clubs, and neighboring Frilford Heath has a national standard golf club.

Communications are marvelous with the A34 within a short drive linking to the M40 and M4, and also Didcot Parkway Station offering a fast train service to London Paddington in about 35 minutes. Heathrow Airport is located via the A34 and M4.

There is also excellent local schooling with Cokethorpe, Cothill, Chandlings and The Manor all close by, along with St Helen's and St Katharine's, St Hugh's, The Manor School and Abingdon Prep School within easy reach. Christchurch, Magdalen College, St. Edward's, Radley College, and The Dragon can be found in Oxford.

## Directions

From Oxford, take the A420 towards Swindon. At the first roundabout, bear left onto the A338 to Wantage. On reaching Frilford, turn left into Faringdon Road, and right after a short distance, Sheepstead Road will be found on the right hand side. Continue over the two cattle grids and the property will be seen just after on the right hand side.

## Property information

**Services:** Mains electricity and water. Private drainage. Oil fired heating.

**Local authority:** Vale of White Horse

**Tenure:** Freehold

**Council Tax Band:** G

## Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Lower ground floor = 21 sq m / 224 sq ft

Ground floor = 87 sq m / 935 sq ft

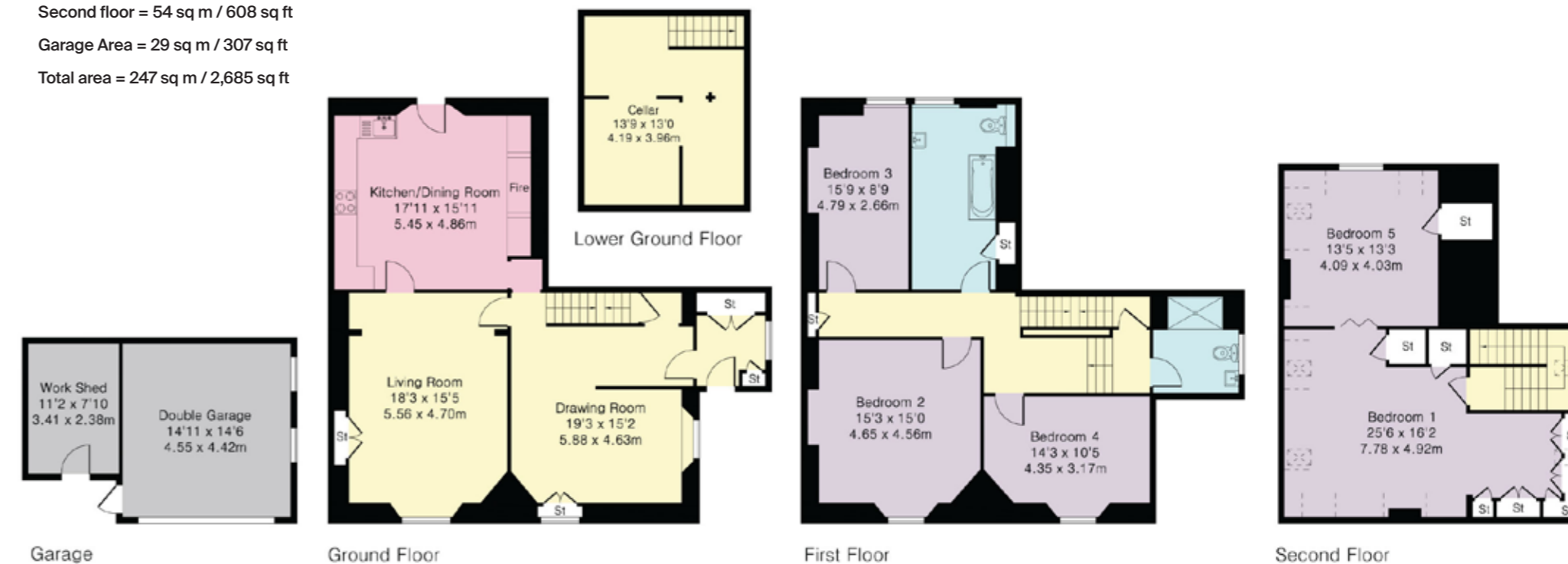
First floor = 85 sq m / 918 sq ft

Second floor = 54 sq m / 608 sq ft

Garage Area = 29 sq m / 307 sq ft

Total area = 247 sq m / 2,685 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.



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