

Rosewood House

Frilford, Abingdon, Oxfordshire





An impressive family home, offering c. 4800 sq ft of accommodation, within close proximity to Frilford Golf Club and Abingdon Prep School.



Summary of accommodation

Ground floor: Family room | Sitting room | Kitchen/dining room | Utility | Study | Plant room

First floor: Principal and second bedroom with dressing room and en suite | Bedroom 3 with en suite and two further bedrooms | Family bathroom

Outside: Driveway | Gardens | Double garage

Situation

Times and distances are approximate.



Communications are excellent with the A34 within a short drive linking to the M40 and M4.



There is 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.



Didcot Parkway Station offers a fast train service to London Paddington in about 35 minutes.



Heathrow Airport is located via the A34 and M4.



Local sporting facilities are also very good, with the highly regarded Frilford Heath Golf Club nearby and fitness at the farm just next door. Millets Farm, Sauna at the farm are also within close proximity.



The Crown in Marcham is accessible via a public footpath and The White Hart Fyfield is just across the golf course.



Rosewood House

Rosewood House is an impressive, detached family home accessible via a gated drive. It offers c.4800 sq ft of accommodation.

The meticulously designed home blends traditional and contemporary materials and technologies. They feature air source heat pump central heating, CAT 6 cabling, and EV charging capability, ensuring modern comfort and convenience.

The bespoke kitchen is designed and crafted by the German brand Rotpunkt, featuring a sleek, flush, handleless style with oak and color-matched interiors. The kitchens are equipped with 20mm thick Calacatta and concrete sand-profiled quartz work surfaces, upstands, and full-height splashbacks. Additional features include a large sink with a Quooker boiling water tap, fully integrated pull-out waste and recycling units, and a wine cooler. The Siemens kitchen appliance package includes a full-height larder fridge, a full-height larder freezer, a dishwasher, and a downdraft extracting hob.

Oak internal doors are fitted throughout the property with high-quality chrome-finished door furniture. The kitchen, family, and breakfast rooms feature porcelain floor tiling, while on the first-floor landing, there is Engineered oak flooring in traditional patterns and British-made luxury carpet in the bedrooms. The bathrooms are finished with natural stone-effect porcelain wall and floor tiling.

The bathrooms are fitted with traditional chrome-plated taps and valves by Crosswater, with double basin washstands in the master en suite; utopia floor-standing vanity units and basins with storage are installed elsewhere.

Large walk-in showers feature high-quality rain shower heads, complemented by natural stone-effect porcelain tiling. Chrome-plated electric towel rails with thermostatic control add an extra touch of luxury.

The dressing room is custom-built with bespoke timber storage, including hanging space, open shelving, and shoe storage.

Each property is equipped with state of the art technology. The central heating is provided by an air source heat pump, supplemented by a whole-house heat recovery system and ventilation. A large unvented hot water cylinder ensures plenty of hot water, while a thermostatically controlled wet underfloor heating system offers comfort on both ground and first floors, with individual programmable zone control. The properties are equipped with low-energy LED downlighting in warm white, pendant lighting, and CAT6 data wiring throughout. Phone and TV points are available in all reception rooms and bedrooms. Safety features include mains-linked heat and smoke detection, wiring for an intruder alarm with three keypads, as well as the provision of an audio-visual entry control system with two internal interfaces. There is also exterior lighting to the patios, porches, garaging, and driveways.





Approximate Gross Internal Floor Area

Total Area: 451.9 sq m / 4,864 sq ft



FIRST FLOOR INTERNAL DIMENSIONS

Primary Bedroom	5.51m x 5.24m	18'1" x 17'2"
Bedroom 2	5.15m x 6.55m	16'11" x 21'6"
Bedroom 3	5.15m x 3.61m	16'11" x 11'10"
Bedroom 4	5.15m x 3.53m	16'11" x 11'7"
Bedroom 5	3.40m x 3.43m	11'2" x 11'3"

NB. Rooms sizes include bay windows and wardrobe space.

Skylight

GROUND FLOOR INTERNAL DIMENSIONS

Family Room	5.10m x 6.20m	16'9" x 20'4"
Living Room	5.10m x 6.42m	16'9" x 21'7"
Kitchen/Dining/Reception Room	5.10m x 14.75m	16'9" x 48'5"
Study	2.75m x 4.10m	9'0" x 13'5"
Utility	2.68m x 3.22m	8'10" x 10'7"
Double Garage	7.00m x 6.00m	23'0" x 19'8"

NB. Rooms sizes include bay windows and wardrobe space.

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.

Gardens and Grounds

To the exterior, traditional Bath stone external sills and features, weathered clay, and Spanish slate roof tiles add to the homes' charm. Porcelain paths and patios, along with a gravelled main driveway with steel edgings, complete the look. The properties also feature external power points, taps, and secure gated access with solid hardwood gates and audio-visual access control systems. The garages are equipped with car charging points, power, and lighting. They also feature automated doors for ease of access.

Rosewood House comes with a 10-year Premier Guarantee.

Property Information

Tenure:
Freehold.

Postcode:
OX13 5NR

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





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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.

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Particulars dated: September 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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