



Milton Lane, Steventon OX13 6SA

Carter Jonas



## **LINDISFARNE, 12 MILTON LANE, STEVENTON, OXFORDSHIRE OX13 6SA**

Entrance hall, Sitting room, Family room, Study/playroom, Kitchen/dining room, laundry room, 4 bedrooms (2 en-suite), Family bathroom  
Ground floor 1 bedroom annexe.  
Mature landscape gardens. Garage/workshop, Summerhouse, Greenhouse

### **SITUATION AND LOCATION**

Steventon is one of Oxfordshire's prime villages with a large village green and cricket ground. It has a thriving community with a village shop, primary school and 14th century church. The village is located approximately 4 miles south of Abingdon where there is a wide range of shops and services. It is on a major bus route (X2) with quick access to Didcot Station via Milton Park, and to Abingdon and Oxford. Didcot Parkway is also about 4 miles away connecting to London Paddington in approx. 45 minutes. The nearby A34 provides an easy connection to Oxford to the north and to Newbury and the M4 to the south. Schooling in the area is also excellent with a wide range of state and private schools both in Abingdon and Didcot

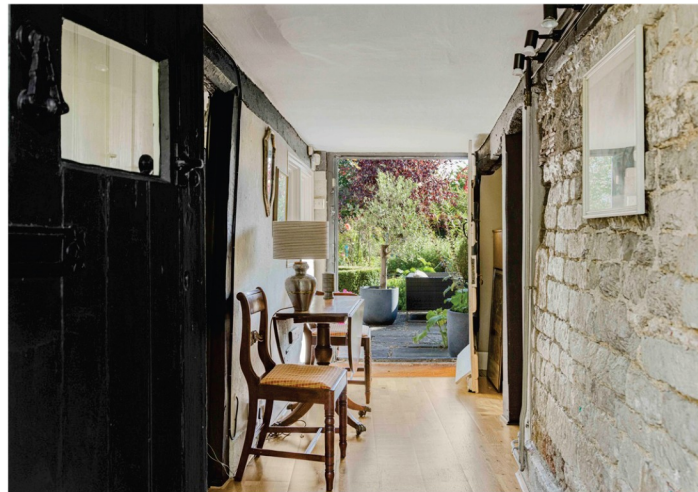
### **DESCRIPTION**

Occupying an enviable position overlooking the village Green, this most attractive, detached Grade II Listed property boasts an enormous amount of character and period features throughout. The property is complemented by beautifully landscaped South facing gardens, a detached garage/workshop, and has the benefit of an independent ground floor annexe, which can also be incorporated into the main accommodation. Believed to date from the mid-16th century with later additions, the property provides a wonderful, spacious family home with flexible accommodation. The ground floor accommodation boasts three charming reception rooms: a family room with open fireplace leading off the kitchen, a sitting room with inglenook fireplace and wood burner and a study/playroom. The kitchen/dining room, is arranged at the back of the house enjoying a lovely outlook over the garden. The kitchen with a range of fitted units and a 4-oven AGA, opens

## **A MOST ATTRACTIVE GRADE II LISTED FAMILY HOME WITH 1 BEDROOM ANNEXE AND FABULOUS MATURE GARDENS SITUATED IN A NO-THROUGH LANE OVERLOOKING THE VILLAGE GREEN**











to the particularly light dining area with French doors opening to the terrace and garden. In addition, there is a useful external laundry room. The annexe is accessed from the entrance hall providing the flexibility for the accommodation to be incorporated into the main house. With its own front door, it comprises a kitchen/sitting/dining room, a bathroom and a double bedroom. Accessed via two separate staircases, the first floor provides a large landing space with study area, four bedrooms and the family bathroom. Two of the bedrooms have en-suite shower rooms and of note is the principal bedroom suite situated at the back of the house with the lovely feature of a large balcony to enjoy the view of the garden from. The room is particularly light with a walk in wardrobe, fitted wardrobes and a shower room.

### OUTSIDE

The property is approached over a gated driveway leading to the rear of the house & to a parking area in front of the garage/workshop, which provides superb storage space. The gardens are a particular feature of the property & provide a most attractive setting, principally laid to lawn with mature planting, hedging & trees including a vegetable garden with raised beds & fruit trees with open fencing to the adjoining field. To the front of the house the garden has the pretty feature of the village brook running along the boundary.

## ADDITIONAL INFORMATION

**Tenure** Freehold

**Viewing** Strictly by appointment through the joint selling agents Carter Jonas - T: 01865 511444



**Directions to** From Oxford proceed south on the A34 taking the exit at the Milton interchange heading west towards Wantage. At the top of Milton Hill turn right signposted towards Steventon and on entering the village turn right onto Milton Lane where the property will be found on the right.

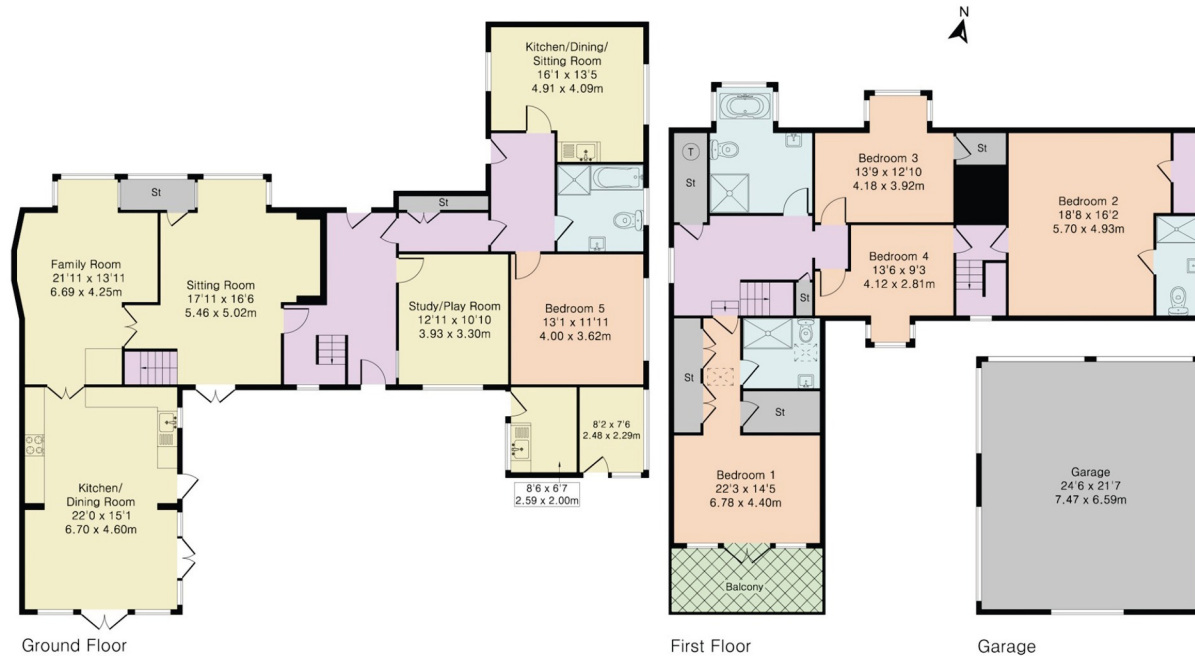
**OX13 6SA**







Approximate Gross Internal Area 3708 sq ft – 344 sq m  
 Ground Floor Area 1856 sq ft – 172 sq m  
 First Floor Area 1322 sq ft – 123 sq m  
 Garage Area 530 sq ft – 49 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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