



CLAERWEN, WESTCOT LANE
Sparsholt, Oxfordshire OX12 9PZ

Carter Jonas

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A modern and individually designed bespoke house located in a wonderful position within the village and enjoying far reaching views. Built approximately 10 years ago to a design by award winning architects, Anderson Orr, this superb house offers wonderful accommodation arranged over two floors. It has been designed with family living in mind with the ground floor accommodation centred around a fabulous family kitchen/dining room and snug. Additionally, cutting edge technology has been used throughout the property to create a very sustainable house.

There is a welcoming double aspect entrance hall with a bespoke oak staircase leading to a galleried landing. A particular feature of the entrance hall is the Nordica Fortuna double-sided log burner which opens to the kitchen. Double doors lead to a sitting room which enjoys views over the rear garden and to the kitchen/dining room. A large study also leads from the entrance hall.

The kitchen/dining room itself features a range of units from Rotpunkt with leather finish granite work surfaces and an oak breakfast bar. There is an excellent range of fitted Neff appliances to include twin ovens, microwave, 6 ring induction hob, downdraught extractor, dishwasher, plate warmer and American Style fridge freezer. A triple aspect oak framed snug with log burner leads from the kitchen/dining room.

The first floor boasts a large galleried landing with windows to both front and rear. There is an exceptional principal bedroom - this superb space features an ensuite shower room and a number of built in wardrobes. In addition to the principal bedroom, the first floor also includes a guest bedroom with ensuite shower, two further generously sized double bedrooms and a family bathroom. All the bedrooms have built in storage.

The house is located just off a private driveway and is approached through a five bar gate. There is a large, gravelled parking area to the front as well as an oversized single garage. The gardens are lovely with extensive Brazilian slate patios around the house with a traditionally built pizza oven. There are raised walled beds, a water feature and rockery and fern feature on the main patio. There is a gate at the bottom of the garden leading to open fields and country walks. There are covered areas for log storage, a large expanse of lawn with several fruit trees and natural screen hedging.

A MODERN AND INDIVIDUALLY DESIGNED BESPOKE HOUSE LOCATED IN A WONDERFUL POSITION WITHIN THE VILLAGE AND ENJOYING FAR REACHING VIEWS.





The house has been designed to blend in with the environment using a mixture of render and natural cedar for the external appearance with a living sedum roof over the study and carport. The construction incorporated an extensive list of cutting edge features to include:

- Air Source Heat pump with under floor heating
- Full array of solar photovoltaic panels
- Triple glazed Velfac windows
- MVHR linked to an ecocent ESP 'Squirrel' waste water heat recovery system
- Rainwater harvesting system.
- LED lighting throughout.

LOCATION

Situated in the hamlet of Westcot, close to Sparsholt, the property benefits from a prime semi rural location. The village boasts the recently renovated 'Star Inn,' linked with the highly regarded Woodspeen restaurant located nearby in Newbury, as well as a parish church. The market towns such as Faringdon and Wantage are in close proximity, offering a range of amenities to cater to everyday needs. The cities of Oxford and Swindon provide an array of options and cultural attractions together with further shopping and leisure facilities. The surrounding area is renowned for its open countryside and is particularly popular among walkers and horse riders, with numerous equestrian establishments nearby. Local sporting attractions include horse racing at Newbury and golfing in Chaddleworth. Commuters will appreciate the excellent road links, including the A420 to Oxford (approximately 16 miles), Swindon, Lechlade, and London via the M40. Both Oxford and Didcot offer mainline rail services, with fast trains from Didcot Parkway reaching London in under 40 minutes with a direct connection to the Elizabeth Line for cross city travel. The property provides convenient access to a wide range of schools including Pinewood School, St. Hugh's, The Manor Prep School, St Helen and St Katherine, Abingdon School, in addition to those in Oxford.

ADDITIONAL INFORMATION

Services: Mains electricity and water connected.

Private drainage.

Tenure: Freehold

Local Authority: Vale of White Horse District Council
Council Tax Band C

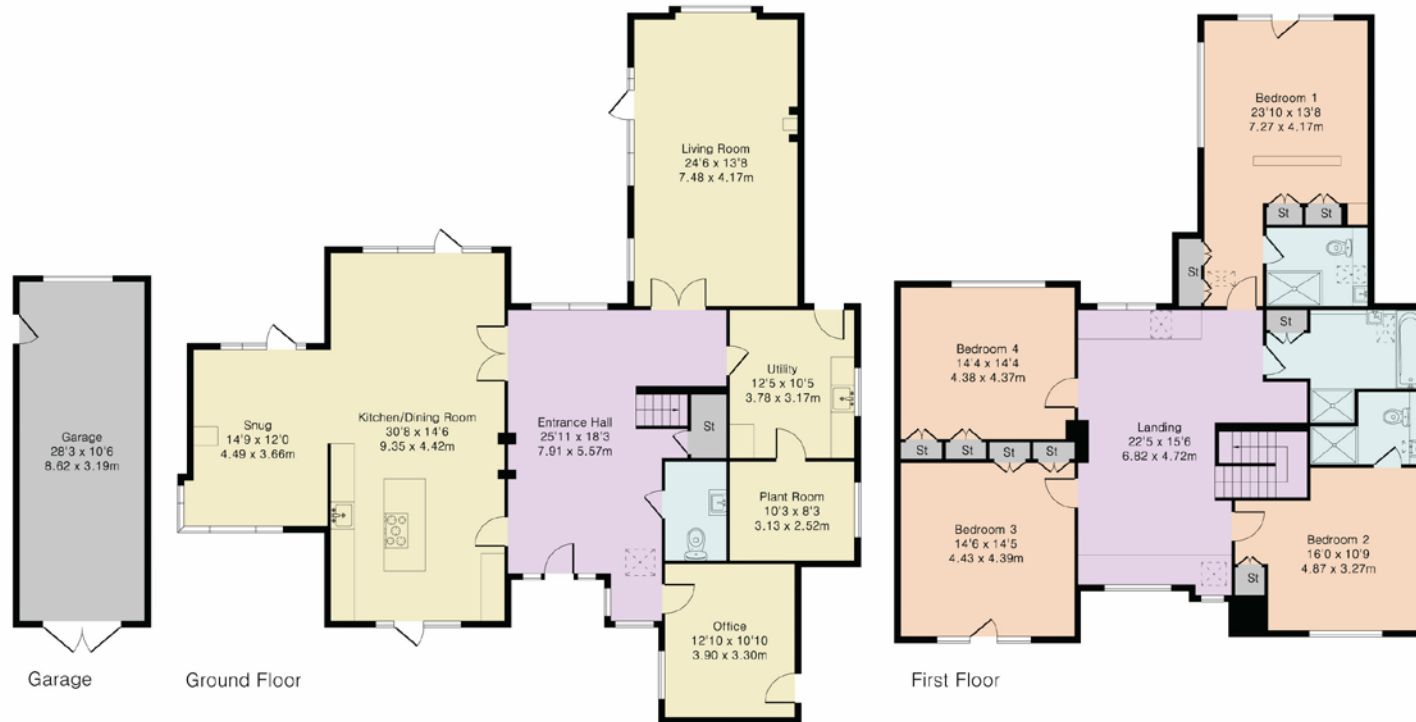
Viewing: Strictly by appointment through the selling agents Carer Jonas 01865 511444







Approximate Gross Internal Area 3532 sq ft – 327 sq m
 Ground Floor Area 1737 sq ft – 161 sq m
 First Floor Area 1499 sq ft – 139 sq m
 Garage Area 296 sq ft – 27 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+) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



Oxford

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Summertown.

carterjonas.co.uk

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