

Kirkstone



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ESTATES

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TUBNEY | ABINGDON

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## TUBNEY | ABINGDON

THIS EXCEPTIONAL PROPERTY PRESENTS AN OUTSTANDING OPPORTUNITY FOR A DISCERNING BUYER. BORDERING FRILFORD HEATH GOLF CLUB, THE BEAUTIFUL, MATURE PLOT HAS 100 METRES OF ROAD FRONTAGE WITH SEVERAL REDEVELOPED HOMES NEARBY. ALTHOUGH DATED, THE HOUSE IS IN VERY GOOD CONDITION WITH LARGE ROOMS THROUGHOUT.

Sought after village | Beautiful 0.65 acre garden

Renovation/development potential | 2500 sq ft

Large rooms throughout | Bordering Frilford Heath Golf Club | No chain





Kirkstone is cleverly laid out with the bedrooms to one side and the extensive reception space to the other, facing south. Additionally, there's significant utility, garage and workshop space.

At the end of the hallway, a wide entrance leads to the reception space; dining area with space to seat 12. To the left is the large living room. This is triple aspect with an open fireplace and doors onto the patio and garden beyond.





To the right is the kitchen/breakfast room. The kitchen units wrap-around 3 sides with a view to the front. The breakfast area is double aspect with views over the garden and space to seat 8.

Just off the kitchen there's a utility room and w.c. This in turn joins the double garage, workshop and shed, providing plenty of space for cars, tools and garden storage.





The wide entry hall has a large coat cupboard and opens on to the 3 bedrooms, all with built-in storage, and family bathroom.

Upstairs there's a partly converted loft room which would make an ideal office.





The gardens are the pièce de résistance of Kirkstone. Extending to 0.65 acres, the back garden is mostly laid to lawn with a large patio area, pond, mature trees and shrubs offering privacy from the road and neighbouring houses.

There is plenty of space here to entertain, play and enjoy the stunning sunsets. The garden borders Frilford Heath Golf Club, very convenient for avid golfers looking to make the most of having a highly rated golf course on the doorstep.

## SELLER INSIGHT

I was brought up in this house and have great memories of climbing trees, cycling round the woods and building dens. I just had to be home by dark! Tubney gave me a great love for the countryside, I've chosen to live in villages since as I wanted my children to have the same freedom, and you can't beat the fresh air and community feel that comes with village life.

We've had a lot of parties here over the years, we even had a marquee up in the garden for my 21st with about 70 people. Extended family gatherings were often held here too, we had so much space to run around, it was perfect for the kids and just a really lovely setting for a summer BBQ.

There are quite a few children in the village so I had friends nearby, and in Abingdon where I went to school. I really enjoyed building things as a child so the workshop was well used, I was lucky to have it.

My Dad was the church warden at St Lawrence Church for 30 years so we attended a lot of events there. This is a really friendly community, people watch out for each other here.

Abingdon is very good for shopping; they have supermarkets, cinema, restaurants and DIY stores. Getting to Oxford is a piece of cake, buses go every 30 minutes from the end of the road. Locally, The white Hart in Fyfield is a very good gastro pub, and I really like The Greyhound in Bessels Leigh, I worked there as a teenager.

I was sat in the garden the other day for breakfast looking over the garden and had a lovely moment of nostalgia, it's such a gorgeous garden, I'll miss that. The house has been in the family for over 50 years, but it's time to move on now. I'm looking forward to seeing how the new owners make this home their own, it has an awful lot of potential.



## THE LOCATION

Tubney is a small, pretty village in West Oxfordshire, just 10 miles from Oxford. Bordering Frilford Heath Golf Club, Tubney has become popular with those looking to develop luxury homes in this sought after location. Along with newer homes, there are several period properties including pretty thatched cottages.

Surrounded by beautiful countryside, this is a lovely area for walks, with Tubney Woods starting near the house and stretching towards Sandford on Thames and the Thames path.

### FRILFORD HEATH GOLF CLUB

Frilford Heath Golf Club is highly rated, with 54 holes set in 500 acres of heathland. The clubhouse and shop are open 7 days a week, with regular events and championships. People travel far and wide to visit this course, which can be accessed via the back garden of Kirkstone. The driving range is just a 3 minute walk away.

### DINING AND DRINKS

For dining and drinks, The White Hart in Fyfield is a very well rated 15th century restaurant and pub and less than a mile away. The Dog House in Frilford is a classic country pub, just over a mile away. The Greyhound in Bessels Leigh is a favourite with the current owner, with an inventive menu and great service, just under 3 miles away.

### SHOPPING, CINEMA AND THEATRE

For shopping, Kingston Bagpuize is 1.5 miles away with a Co-op. Milletts Farm Centre is well worth a visit. 2.5 miles away, it has a garden centre, café, Sprouts Barn indoor soft play area for children and regular summer events.

Abingdon has a large range of shops and supermarkets along with a cinema and theatre, while Oxford is popular for a wider range of national and independent shops, along with theatres and restaurants.

### SCHOOLS

There are several private schools near Tubney:

#### COTHILL HOUSE

- Boys 8 to 13, expanding to co-ed in September 2025
- Day, boarding and flexi prep school
- Rated a top ten UK prep school by the Spear's Schools Index

#### ABINGDON PREP AND ABINGDON SENIOR SCHOOL (COLLECTIVELY THE ABINGDON FOUNDATION)

- Boys aged 4 to 18, girls aged 4 to 11
- Day and boarding school
- Rated 'Excellent' by the Independent Schools Inspectorate

#### THE MANOR PREPARATORY SCHOOL

- Co-ed aged 2 to 11
- Day school
- Rated 'Excellent' by the Independent Schools Inspectorate

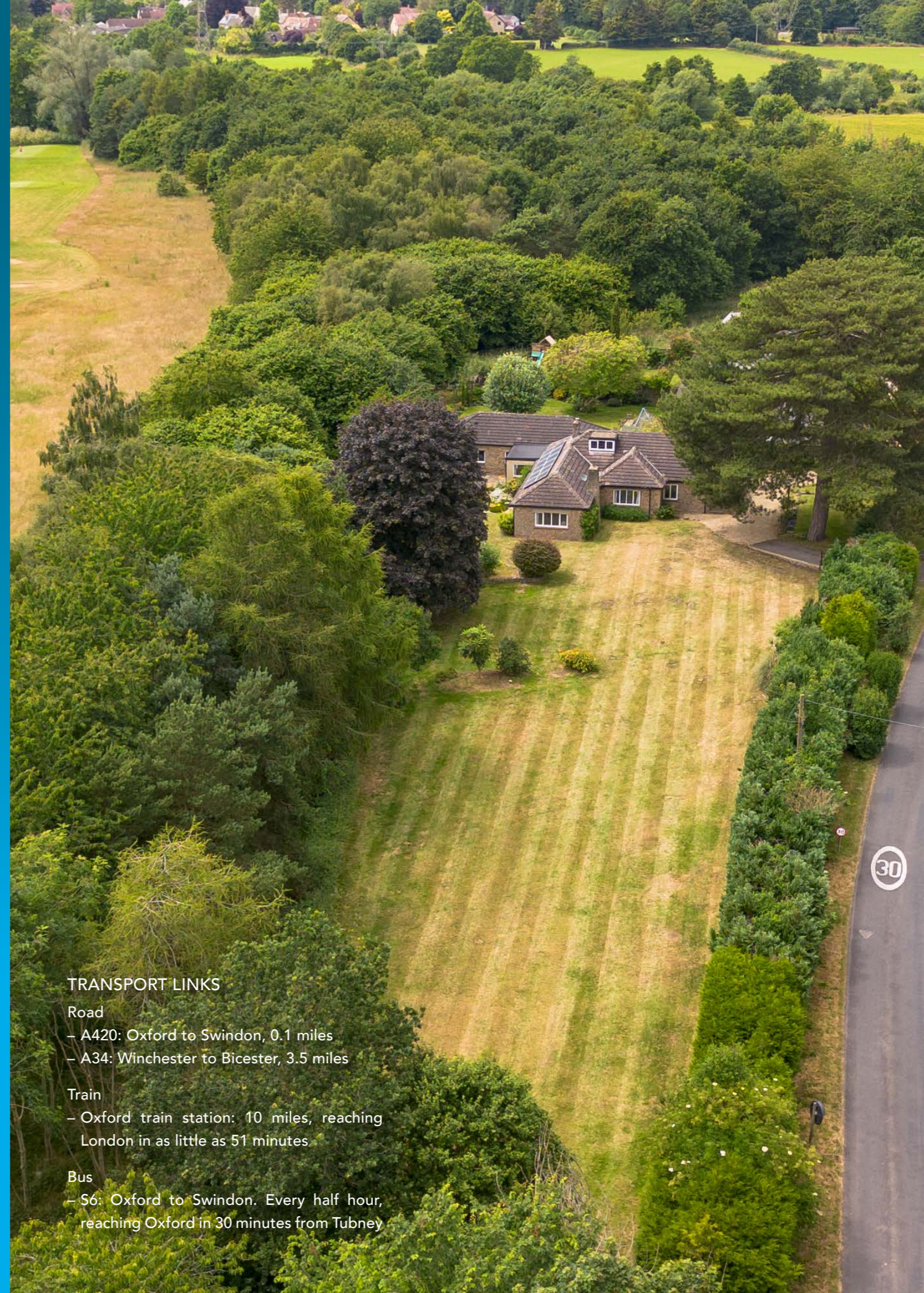
#### ST HUGH'S SCHOOL

- Co-ed aged 3 to 13
- Day and boarding
- Rated 'Excellent' by the Independent Schools Inspectorate

#### ST HELEN AND ST KATHARINE SCHOOL

- Girls aged 9 to 18
- Day school
- Rated 'Excellent' by the Independent Schools Inspectorate
- Top independent girls school in Oxfordshire – The Times Parent Power 2024

There are several primary and state schools within 4 miles, including Longworth Primary School, rated Outstanding.



### TRANSPORT LINKS

#### Road

- A420: Oxford to Swindon, 0.1 miles
- A34: Winchester to Bicester, 3.5 miles

#### Train

- Oxford train station: 10 miles, reaching London in as little as 51 minutes

#### Bus

- S6: Oxford to Swindon. Every half hour, reaching Oxford in 30 minutes from Tubney

## DEVELOPMENT POTENTIAL (STPP)

The property has approximately 100 metres/328 feet of road frontage, so there is plenty of potential to build an additional home/homes here.

Additionally/alternatively, the current house could be redeveloped to a larger size.

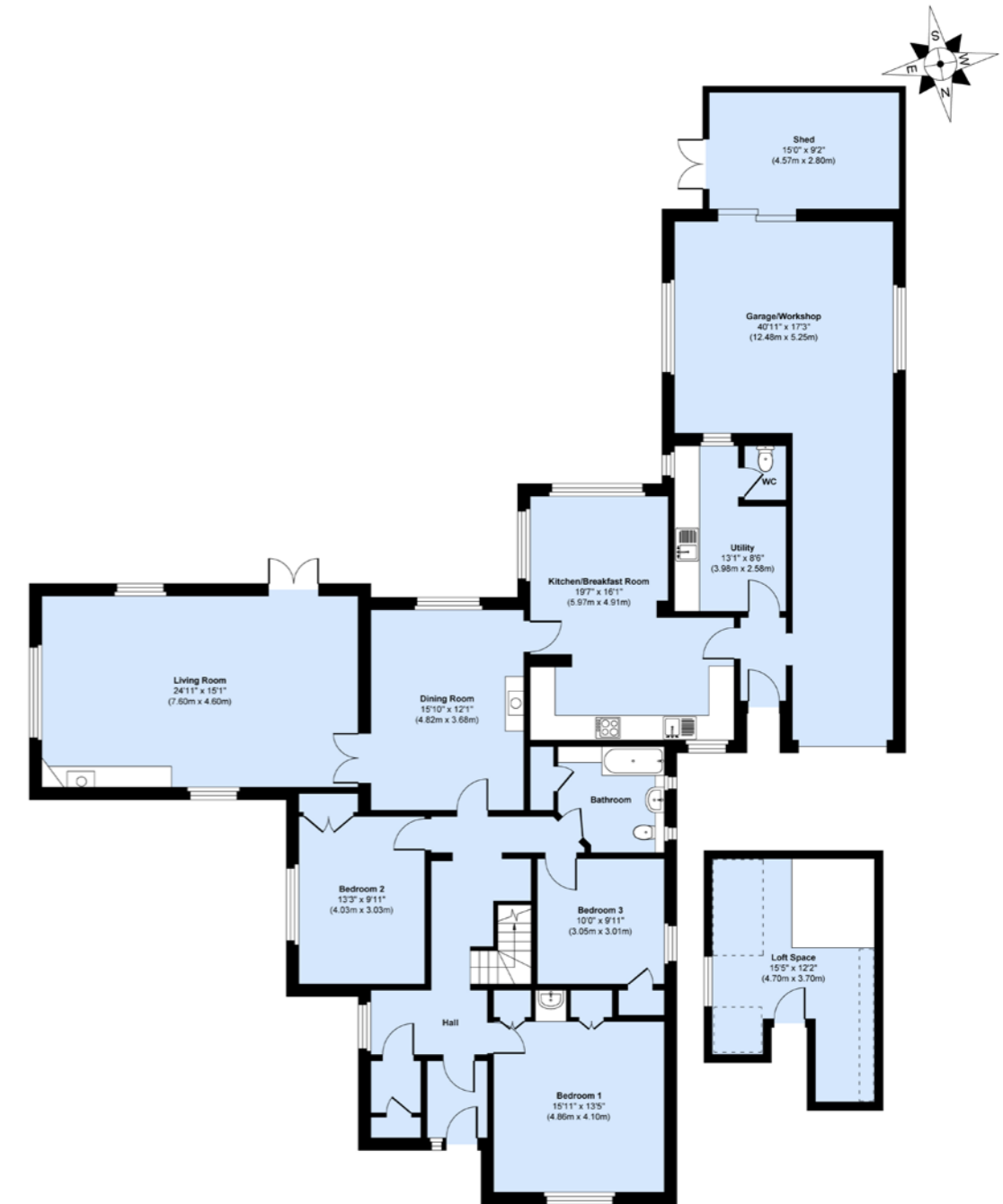
The current house was extended in the 1960s with additional planning permission for a further extension approved in the 1970s, though not fulfilled.

Several homes on this stretch of road have been redeveloped into luxury homes.



Location: <https://w3w.co/viewer.bracing.cherry>

## FLOOR PLAN



Approximate Gross Internal Floor Area = 2517 sq.ft / 233.80 sq.m

EPC Rating: E

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

**Agents notes:** All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



