



## Lavington House, Scotsgrove, Near Thame

Guide Price £895,000

 **TIM RUSS**  
& Company



## Lavington House, Scotsgrove

Near Thame

A family home with stables and paddocks with field shelters. The house we believe was once an estate workers farm cottage and now offers flexible and spacious accommodation.

The entrance hall allows access to the beautifully fitted kitchen/breakfast room which has recently been completed offering an extensive range of shaker style units with complimentary worktops. The sitting room is of a great size and has an attractive fireplace with inset wood burning stove. The conservatory is placed at the back of the property and enjoys views of the garden and stables beyond. There is also a family room/study, utility room and a downstairs cloakroom. To the first floor are four generous bedrooms three of which are doubles and a family bathroom.

### The Attic Space

Although not converted, is ready to go and even has Velux windows in place and is currently accessed from the landing via a loft ladder.

### Outside

Driveway parking for several motor vehicles will be found to the front and side of the property which in turn leads to a garage with workshop and thereafter the stable block of three units. There is a large area of lawn interspersed with specimen trees and flower borders. The paddocks and wooded areas are located to the front of the property. There are further field shelters within the paddocks.



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A SPACIOUS FORMER FARM WORKERS COTTAGE WITH FOUR BEDROOMS
- STABLE BLOCK CONSISTING OF THREE STABLES PLUS TWO ACRES OF Paddock
- RECENTLY FITTED KITCHEN
- THREE RECEPTION SPACES
- LARGE GARAGE AND WORKSHOP
- POTENTIAL TO CREATE MORE ACCOMMODATION IN THE LOFT
- LARGE GARDEN
- SMALL WOODED AREA/COPSE







## Lavington House, 9 Scotsgrove Cottages

Approximate Gross Internal Area (Excluding Loft)

Ground Floor = 88.7 sq m / 955 sq ft

First Floor = 70.1 sq m / 754 sq ft

Garage / Outbuilding = 73.9 sq m / 795 sq ft

Total = 232.7 sq m / 2,504 sq ft

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.

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