

# TUBNEY LODGE



TUBNEY, OXFORDSHIRE





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TUBNEY, OXFORDSHIRE, OX13 5QJ

A most impressive and imposing family house  
providing extensive accommodation

**Approximate Distances:** Oxford 8 miles, Abingdon 6 miles, Didcot Parkway 12 miles

Long gallery hall • drawing room • sitting room • dining room • study  
kitchen/breakfast room • utility room • cellar • bathroom • cloakroom

7 bedrooms • further bathroom and shower room

Outbuildings • garage & attached barn • gardens • woodland and grounds

In all about 1.2 acres



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## DIRECTIONS

From Oxford take the A420 towards Swindon. Proceed for approximately 5 miles and then cross over the roundabout and continue along the dual carriageway. The road will then revert back to single lane and an open field will be seen on the left. Take the next turning on the left and Tubney Lodge will be seen straight ahead.

## SITUATION

Tubney is situated in a most convenient location just 8 miles south west of Oxford. Nearby Abingdon provides a wide variety of shopping facilities including Waitrose and Tesco supermarkets. The nearby village of Appleton has a post office/shop, primary school and public house. There are several good public houses and restaurants within a short drive.

Communications are excellent with the A34, giving dual carriageway access to the M40 and M4, just three miles away. There are mainline railway stations at Didcot Parkway and Oxford Parkway, which both provide inter-city services to London Paddington and London Marylebone.

There are many highly regarded schools in the area including Cothill House and Chandlings Manor, Abingdon Prep, St Hugh's School, The School of St Helen and St Katharine, Our Lady's Convent Senior School, Abingdon School, Headington School, Oxford High School, The Dragon and Radley College.

Millets Farm Shop is also a popular nearby destination that offers a restaurant, craft gallery and garden centre.

## DESCRIPTION

Thought to date from the 18th century, with later additions, Tubney Lodge is a handsome and imposing family house providing extensive accommodation arranged over three floors. A former farmhouse it was part of the Magdalen College estate until 1981. It derives its present name from when it was used as a residence for senior academics. Many period features have been preserved including the staircase, fireplaces, windows, shutters and doors. The main entrance door opens onto a long gallery hall, with black and white tiled flooring, that runs the full length of the house. It connects all the principal reception rooms that are south-west facing and overlook the private garden. The reception rooms of Tubney Lodge are particularly impressive with high ceilings and deep sash windows. The drawing room is elegantly proportioned and features ornate coving and a fireplace with an impressive stone mantel and surround. Adjoining the drawing room is a dining room with French doors to the garden and a fireplace





with a marble mantel and surround. Set at the northern end of the house is the study (currently known as the Tabularium) which is also double aspect and has French doors to the garden. A comfortable sitting room leads into the kitchen, a large, light and airy room with high ceiling and double aspect. There is a fitted Rangemaster cooker, a separate single electric oven, integral dishwasher and an extensive range of fitted cupboards. The utility room is adjacent to the kitchen and has flagstone flooring and access to the garage beyond.

Leading from the entrance hall is a delightful staircase, with barley-sugar twist balustrades, which rises to the top floor of the house where there is early panelling. The staircase is believed to date to the 18th century and to have originated in another property.

On the first floor are five double bedrooms with a bathroom and separate shower room. Such is the space there is scope for additional bathrooms if required. Two attic rooms are situated on the second floor and are currently used as a studio and an additional bedroom.

## OUTSIDE

Tubney Lodge is situated on the south side of the A420 in a hamlet that comprises another substantial dwelling and some former period barns that are now converted to offices. The grounds extend to some 1.2 acres and include a mature woodland through which the drive could be diverted. There are three separate stone-walled gardens of differing character. The main garden is to the front and is west facing with open fields beyond. It comprises a large lawn with a wonderful oak which provides cover for spring bulbs and shade in the



summer. The deep borders are stocked with a variety of shrubs and bulbs and there is a fine individual yew. A wrought iron gate opens on to a car parking area and there is a detached stone outbuilding adjacent to the alternative drive or path through the woodland which includes horse chestnut, maple, sycamore and oak trees.

To the rear of the house is a gravelled drive, providing ample parking, with lawned garden. Beyond, there is a courtyard adjacent to the garage, a useful stone garden shed and a barn with two loose boxes which might, subject to the appropriate consents, offer scope for conversion to ancillary accommodation.

## GENERAL REMARKS

### TENURE

Freehold with vacant possession on completion.

### SERVICES

Mains electricity and water are connected. Private drainage system. Propane gas fired central heating.

### LOCAL AUTHORITY

Vale of White Horse District Council

### POSTCODE

OX13 5QJ

## VIEWING

Strictly by appointment with Savills.

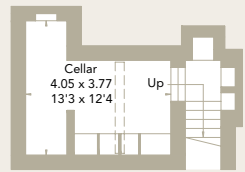
## IMPORTANT NOTICE

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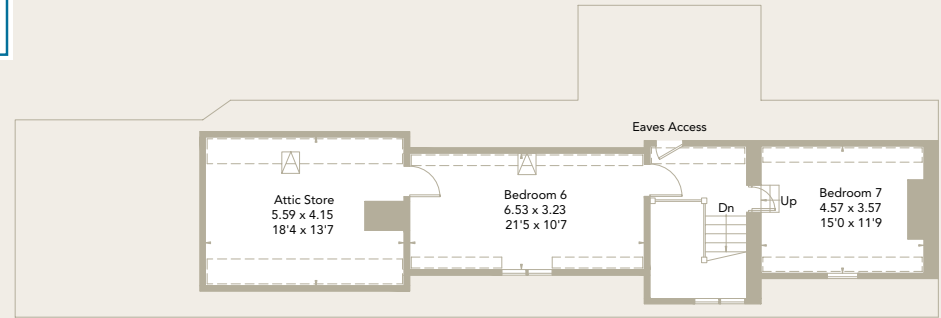
Gross Internal Area (approx) = 4= 415.1 sq m / 4468 sq ft  
 Basement / Cellar = 15.1 sq m / 162 sq ft  
 Garage = 16.2 sq m / 174 sq ft  
 Outbuildings = 31.9 sq m / 343 sq ft  
 Attic Store = 23 sq m / 247 sq ft  
 Barn = 29.1 sq m / 313 sq ft  
 Total = 530.4 sq m / 5709 sq ft  
 For identification only. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			

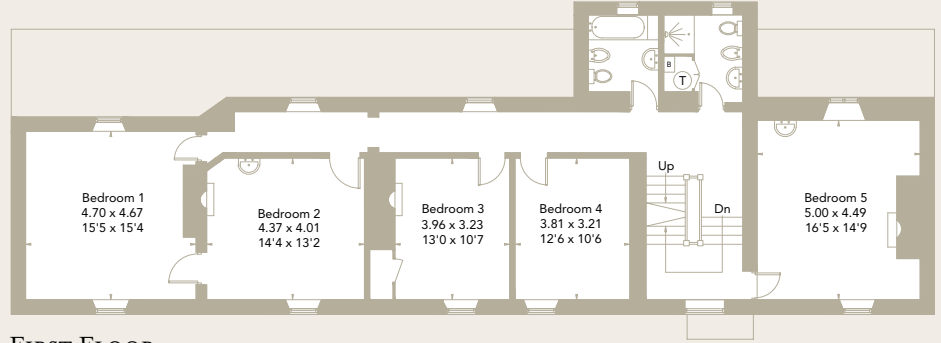


**BASEMENT**

— Reduced headroom below 1.5m / 5'0



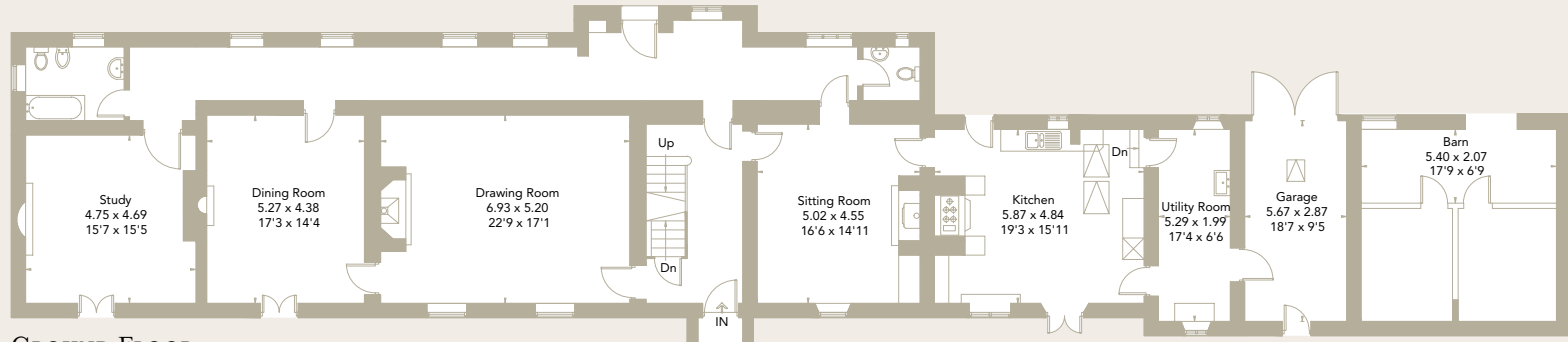
**SECOND FLOOR**



**FIRST FLOOR**



**OUTBUILDING**  
(Not Shown In Actual Location / Orientation)



**GROUND FLOOR**



**OUTBUILDING**  
(Not Shown In Actual Location / Orientation)



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