



CHAIN HILL HOUSE

WANTAGE, OXFORDSHIRE, OX12 8PB





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Substantial Victorian family house
enjoying panoramic views from an elevated
position on North Wessex Downs

Wantage 0.6 miles • Didcot Parkway 9 miles (London/Paddington about 45 minutes)
Abingdon 11 miles • Newbury 14 miles • Oxford 16 miles • London 69 miles

Reception hall, drawing room open plan to conservatory, dining room, study, kitchen breakfast room,
cloakroom with shower, utility room, 7 bedrooms, 3 bath/shower rooms, basement TV room/den and storage

Garage block with 1 closed garage, 3 open car ports and log stores,
detached timber garden store

Ample off road parking, terrace, landscaped gardens, paddock, in all about 4.4 acres
Planning for equestrian use, single storey stabling, natural chemical-free swimming pond and hard tennis court



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SITUATION

Chain Hill House is situated on the North Wessex Downs just over half a mile south of the historic market town of Wantage. In an Area of Outstanding Natural Beauty, views can be enjoyed beyond Wantage as far as the Cotswolds. To the south and west are views of the Ridgeway, Devils Punchbowl and White Horse Hill. Wantage provides for everyday requirements including banks, schools, supermarkets and leisure centre. More specialist requirements can be found at the larger centres of Oxford and Newbury.

Communication is good with Didcot Parkway mainline station (about 9 miles) providing a regular service to London Paddington (about 40 minutes) and access via the A34 connecting Oxford and the M40 to the north and Newbury and M4 to the south. Heathrow Airport is also within convenient access about 55 miles away.

Local schools include primary and secondary in Wantage, as well as numerous well regarded independent preparatory and senior schools including: Abingdon Prep, Abingdon School, St Helens & St Catherine's, Cothill, St Hughs, Downe House (Newbury) and the Oxford Schools.

HISTORY

The name 'Chain' of Chain Hill is thought to derive from the French 'chêne' meaning oak, being named by Norman, or possibly earlier, settlers. Chain Hill House itself is believed to date to the mid nineteenth century and was part of a working farm with over 500 acres, cottages and dairy until the 1990's and it has been owned by only three families since it was built.



DESCRIPTION

Of mid nineteenth century classic Victorian architecture, Chain Hill House is constructed of brick and is half tile hung, below a pitched tiled roof. The property retains numerous period features, but is not listed and, having been sympathetically updated and extended by the current owners, accommodation of generous proportions lends itself perfectly to family life and entertaining.

The quarry tiled entrance hall leads to a central reception hall which, with panelled walls, gives access to reception rooms. Double doors open to the impressive drawing room which, with exposed wooden floors and open, stone surround fireplace, is open plan to the stunning conservatory. Two sets of double French doors open on to the terrace optimizing enjoyment of the open views. The dining room, also panelled, is dual aspect with a period fireplace. The study is cosy with a cast iron fireplace and wooden floors. The kitchen breakfast room, with windows overlooking the garden and views to the west, works well with a raised dining area with wooden floor stepping down to the kitchen. With quarry tiles, custom made maple work units, granite and iroko work tops, there is an electric range oven with induction hob, integrated fridge and dishwasher and a walk-in pantry provides space for a fridge freezer. From the kitchen there is rear access to the garden through a boot room with the renewable energy boiler. A cloakroom with shower and utility room are accessed from the entrance hall. Two basement rooms provide useful storage and one room is used by the current owners as children's TV/music room/den.

On the first floor the principal bedroom, with painted wooden floors, has French doors to a balcony and en suite bathroom. Accessed from the same hallway is bedroom 5, which depending on needs, could alternatively be used as nursery or dressing room. There is a guest bedroom with en suite shower room and four further bedrooms and a family bathroom.

OUTBUILDINGS AND GARDENS

Chain Hill House is approached through wrought iron electric gates along a driveway to gravel parking to the front and side of the property. A detached oak frame timber barn style outbuilding provides three open bay car ports and one enclosed garage as well as log stores. There is a separate timber garden store.

The house is set centrally in its plot with gardens surrounding it to three sides. Mainly laid to lawn, attractive beds are close to the house. A wide Derbyshire gritstone terrace accessed from the conservatory enjoys the panoramic views. There is an orchard with plum, pear and apple trees. To the west of the property is paddock grazing of just over 3 acres and with interspersed trees it is enjoyed by the current owners to attract all manner of wildlife.

Planning permission has been granted for change of use of paddock to the west and south of Chain Hill House to equestrian use together with single storey stabling, installation of a natural chemical-free swimming pond and a hard surface tennis court with transparent fence surround. (ref P17/V0003/FUL) Contact selling agents for further information.

DIRECTIONS (OX12 8PB)

From Wantage, take the B4494 road a signed to Newbury. After about half a mile at the top of Chain Hill, Chain Hill House is found on the right.

From London and the M4, exit at junction 13 and take the A34 signposted to Oxford. After 0.3 of a mile take the exit signposted to Chieveley, continue up the slip road to the T-junction and turn left into Chieveley village. After the Red Lion (0.3 of a mile) turn left onto School Lane and continue on the country lane for 1.6 miles to the T-junction. Turn right on the B4494 signposted to Wantage and continue for 10 miles where Chain Hill House will be found at the edge of the downs on the left hand side just before the final descent into Wantage.





GENERAL REMARKS

SERVICES: Electricity is connected to the property. Private water and drainage. Boiler is fueled by wood pellets.

LOCAL AUTHORITY: Vale of White Horse

COUNCIL TAX: G

TENURE: Freehold

AGENT'S NOTES:

- a) Chain Hill House has a right of way over a track to the north of the property giving access to the property and paddock.
- b) There is a covenant restricting the use of the right of way (a) for development of the paddock.
- c) The owners receive a government grant for the wood pellet boiler which imposes conditions on its maintenance and fuel grade.

- d) The ownership of the boiler will remain with the vendors until the grant is fully paid (2021) at which point it will be assigned to the purchasers.

Please contact selling agents for further information.

VIEWINGS

Strictly, by appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale as are the fitted carpets. All other fixtures, fittings, furnishings, including the mill stone in the orchard, are expressly excluded. Certain such items may be available by

separate negotiation. Further information should be obtained from the selling agents.

Photographs June 2007 and June 2016, details updated April 2017

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

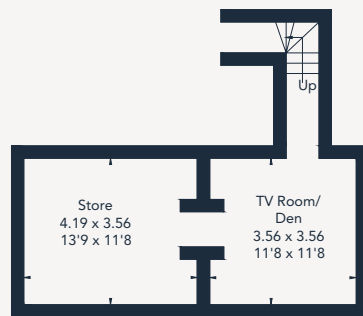
1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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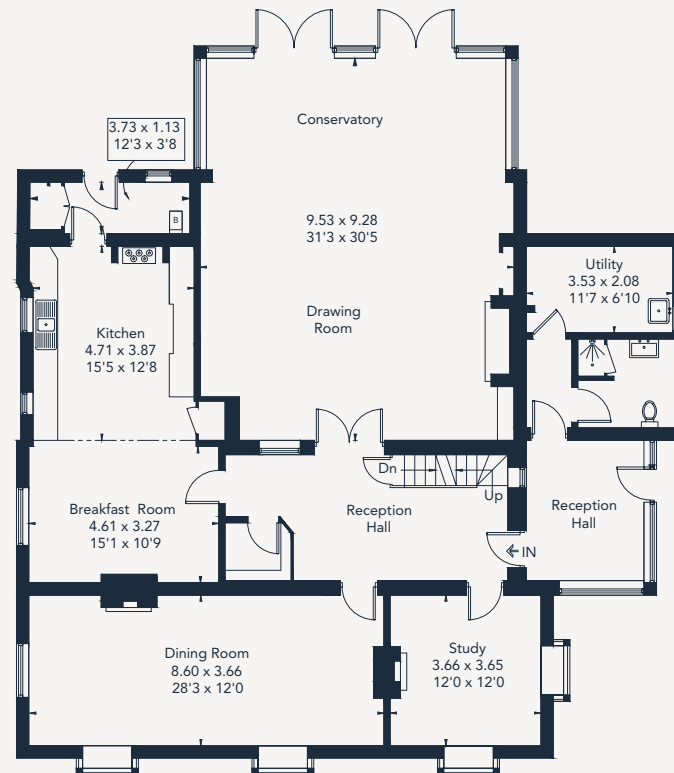


Gross Internal Area (approx) = 380.4 sq m / 4095 sq ft
 Basement = 31.3 sq m / 337 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 424.9 sq m / 4574 sq ft
 For identification only. Not to scale.
 © Floorplanz Ltd

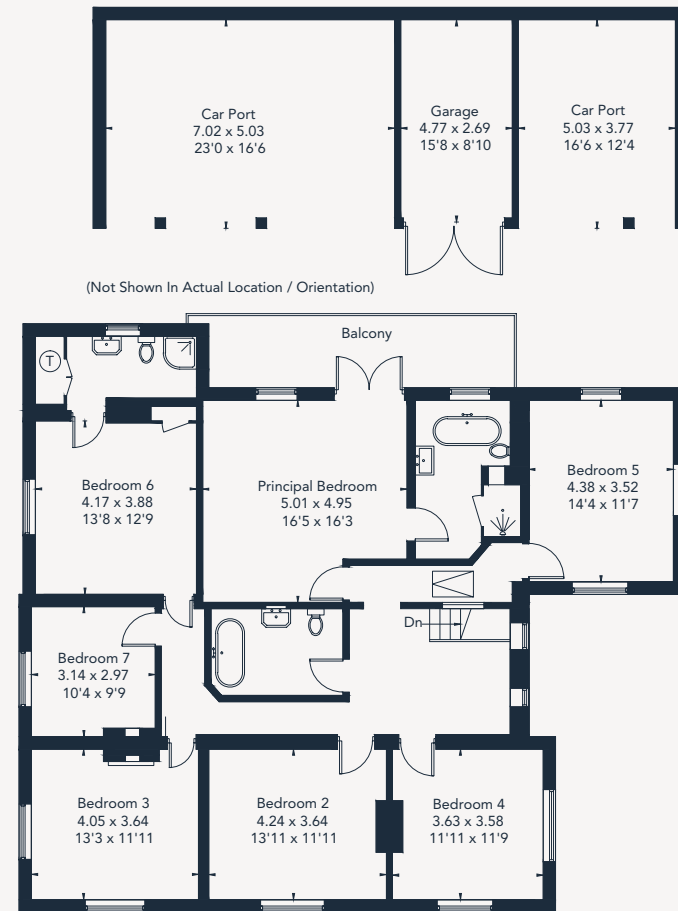
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



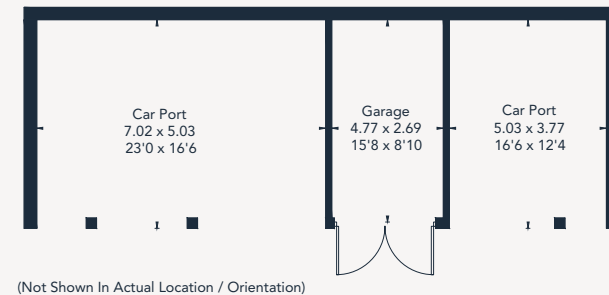
Basement



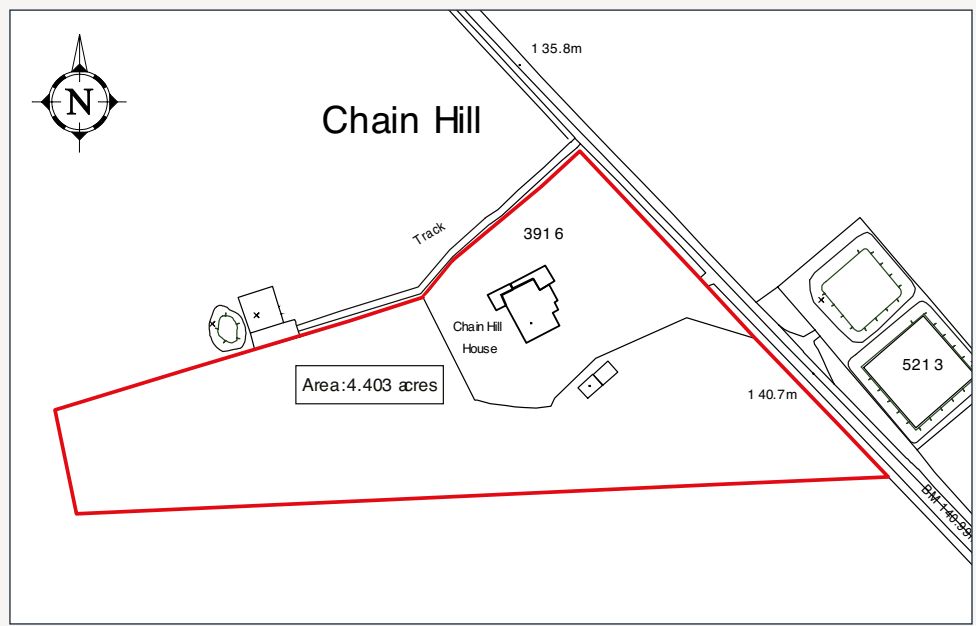
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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