



Culham Lodge
Abingdon Road | Culham | Abingdon | OX14 3BN

FINE & COUNTRY

CULHAM LODGE

*Nestled in well over an acre of pretty gardens and grounds,
this exquisite five-bedroom family home occupies a wonderfully
secluded position within the charming Oxfordshire village of
Culham.*



KEY FEATURES

Ground Floor

As you enter the ground floor you are greeted with a spacious and bright entrance hall and boot room, which leads you into a variety of great sized rooms. To the left of the hallway there is a large family room which comfortably accommodates a dining space for 8. This room also benefits from double doors which lead to one of the entertainment terraces. There is a newly renovated kitchen with breakfast area and the kitchen also benefits from a large utility room and again fantastic views of the grounds. There is a washroom and a wet room on the ground floor as well as a large home office, games room and a sitting room.





SELLER INSIGHT

“ We bought the property twenty-five years ago and I can honestly say I loved everything about Culham Lodge from the day I first viewed it and have been proud that everyone that has visited us has admired it,” says the owner. “The house itself is a lovely big family home that sits almost slap, bang in the middle of 1.3 acres of land so we have plenty of space around us, and no matter which window you look out of, there’s always a lovely leafy view. We’re close to Abingdon – a couple of minutes in the car or a fifteen-minute walk if you’re feeling energetic – and yet at the same time we have mile upon mile of rolling countryside right on the doorstep, so we have all the benefits of rural living with all the convenience of having a thriving town just a stone’s throw away. In my opinion it’s a package that would be terribly hard to better.”

“The house originally dates back to the 1950s, but over time it’s been enlarged and modernised, and for us it’s been absolutely perfect in every way so apart from updating elements such as the kitchen and bathrooms and keeping the décor nicely up to date, we’ve not had to make any major alterations. It’s comfortable for day-to-day living, superb for entertaining, and because we have lots of rooms that are very generously proportioned it’s a house with great flexibility, so we’ve been able to adapt and change how we use certain areas depending on our changing needs.”

“We also have a lovely big garden that wraps right the way around the house, but I’m by no means a keen gardener – I’d much rather be out there enjoying it – so it has definitely been designed with ease of maintenance in mind. It’s mainly laid to lawn with trees and flowerbeds dotted here and there, and it’s edged with a very mature border, so we enjoy complete and utter privacy. It was a wonderful environment for my daughter growing up and it’s a great space for summer entertaining. In fact, it’s one of the many features of the property that I’m really going to miss when I leave.”

“We have two living rooms, one of which used to be a dining room, and that’s the one that I love the most. It has a huge fireplace, the surround of which spans one entire wall, and on one side of the room is a large six-pane window, and on the other there are patio doors so essentially it’s a room for all seasons. In the winter I can light the fire and create a really cosy atmosphere and in the summer I can fling open the patio doors and bring the outside in.”

“This is a place where we’ve been able to enjoy the very best of both worlds. At home it’s very peaceful and private, and we have direct access to some gorgeous walks, including along the Thames path, which is only a short distance down the hill. We also have some great schools in the local area so it’s a fantastic place to raise a family, and of course the town centre is within striking distance so everything we need is easily accessible. What more could you want?”

“The house is lovely as it is and the garden is a little slice of paradise, but the property as a whole still has a huge amount of potential to be further enhanced. There’s more than enough room to extend – subject to gaining the correct permissions, of course – and out in the garden there’s space for a tennis court, a swimming pool or even a little home office.”

“This has been such a great family home and a lovely place to just be,” says the owner. “Even after twenty-five years of living here, I still love absolutely everything about it. However, it’s time for a new family to fill it and enjoy it, and I’ve no doubt that they will.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











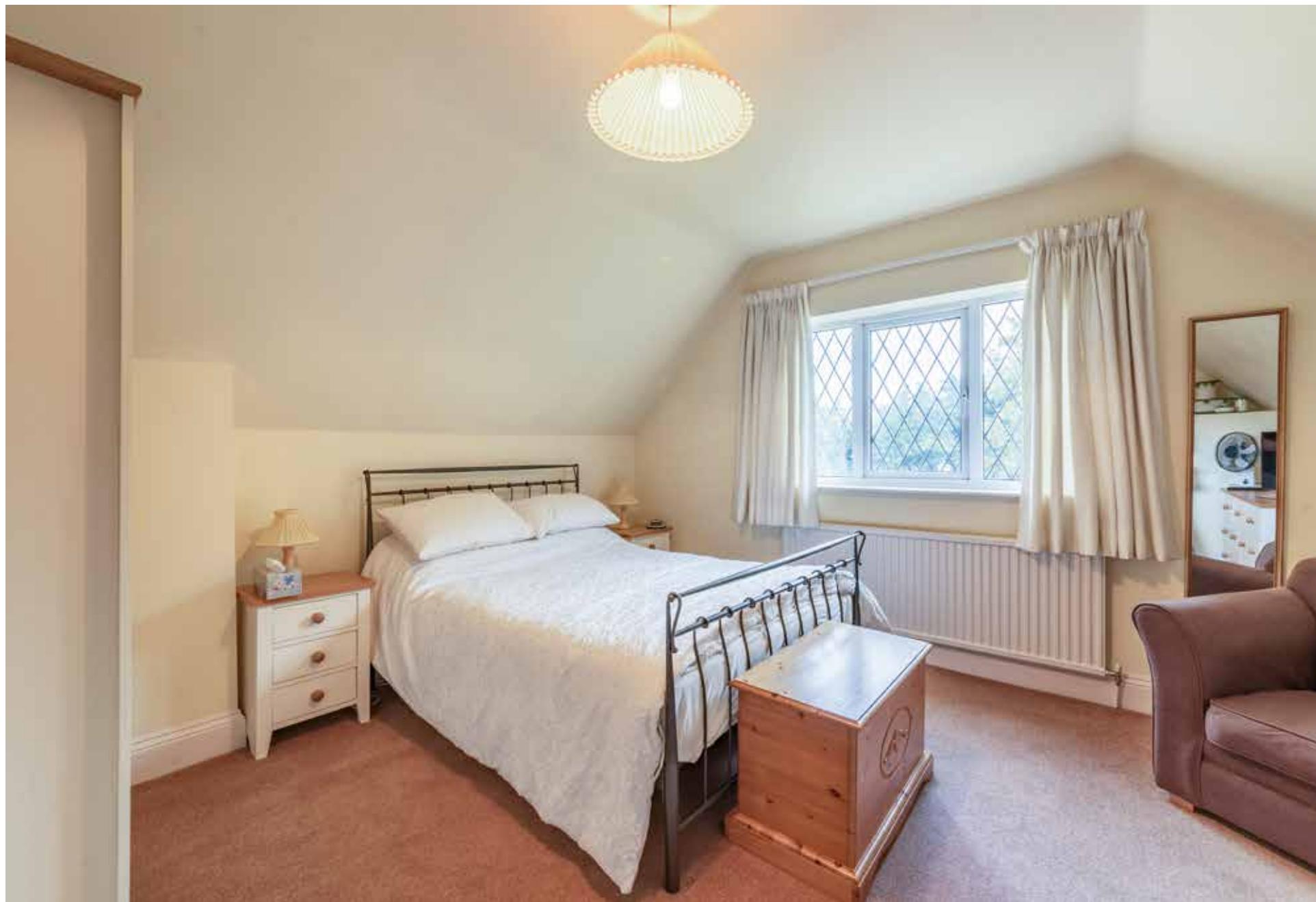
First Floor

As you enter the first floor of Culham Lodge, you will find a large hallway which leads to five bedrooms. The principal suite is of a great size and benefits from an en suite. The remaining four bedrooms have access to a family bathroom. Each of the bedrooms overlook the beautifully manicured gardens.

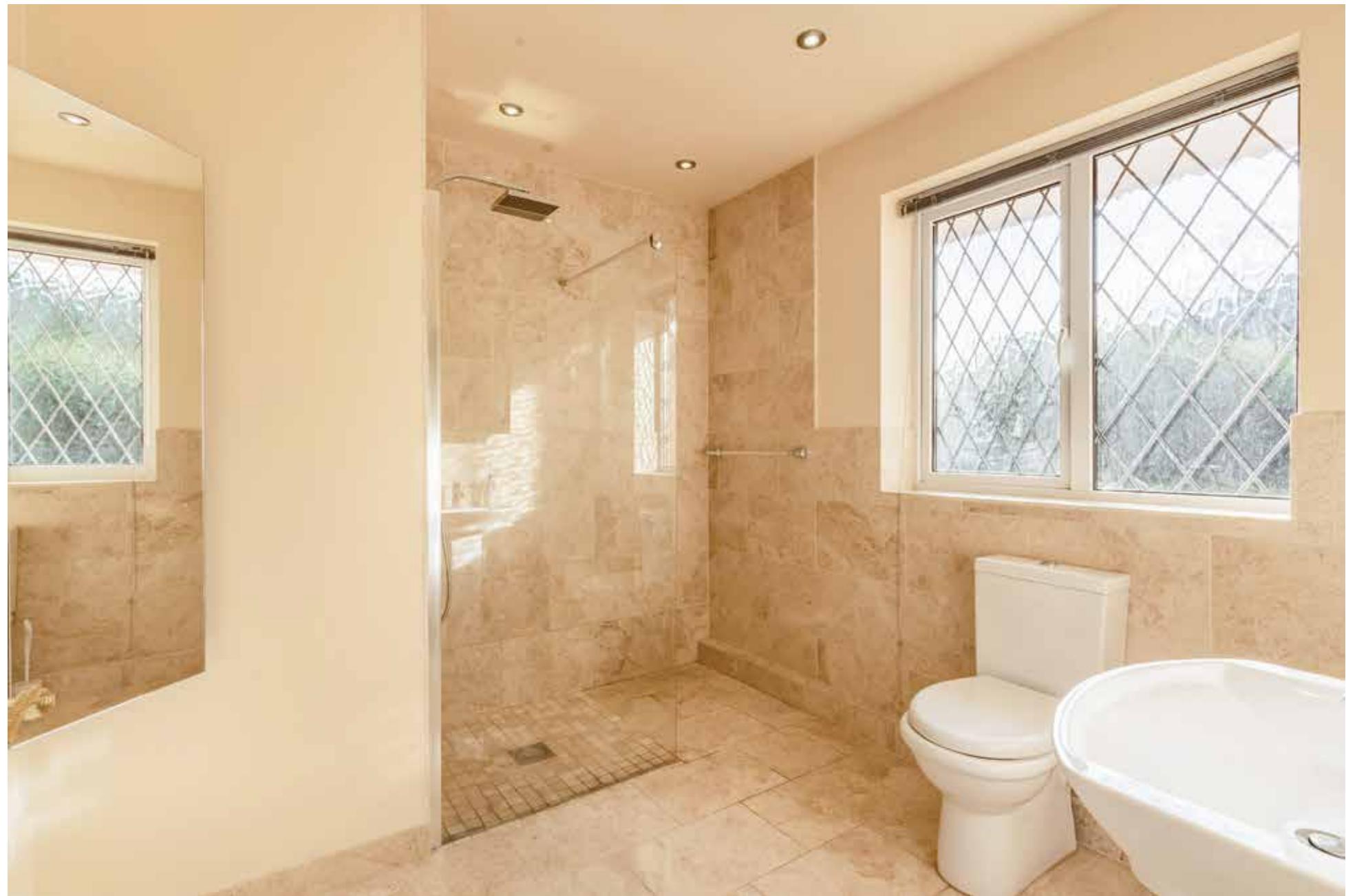








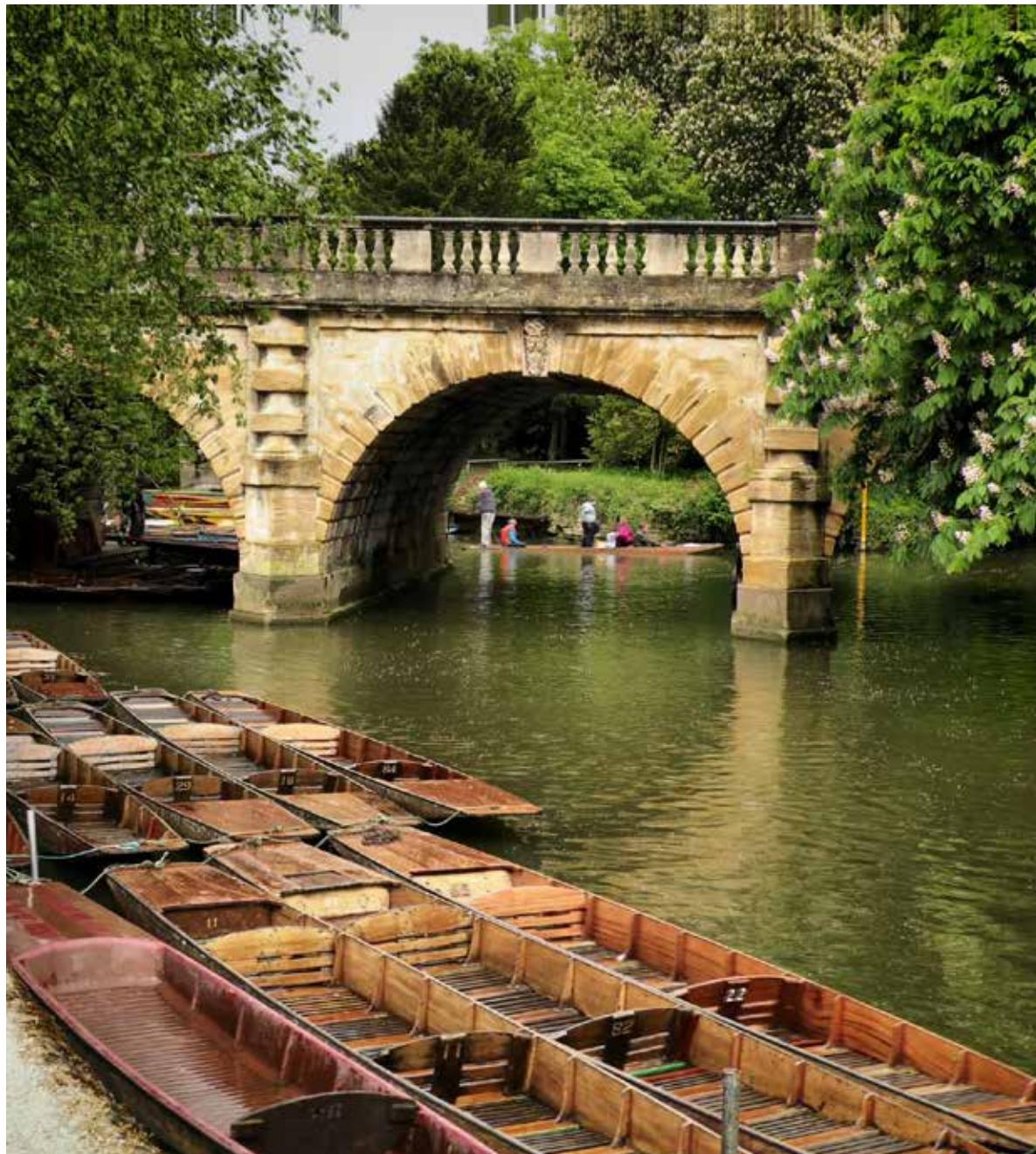




OUTSIDE & ANNEXE

A huge benefit of this home are the gardens. As you drive through the gates you are greeted with a very wide and open space which is tree lined, immaculately kept and very secure. To the front of the property you'll find a double garage and to the rear a large storage shed/barn. There are some great spaces for outdoor entertaining and the patio areas are fantastic in the warmer months and in the evening the property truly looks spectacular with the impressive lighting fixtures that have recently been upgraded.





LOCATION

The location of the property has much to recommend too. The friendly village of Culham is just a few minutes from Abingdon and just a 1/4 of a mile from the river. It is very peaceful and private and there's direct access to some gorgeous walks. Some of the best schools in the county are located close by and it really is a great place to raise a family. Abingdon-on-Thames has wonderful outdoor spaces that can be enjoyed by the brave and sporty visitor, but it also has plenty of places that are great to just relax, stroll in, or watch the river go by from a comfortable bench. Take your pick and have the kind of day that suits you, in the parks, riverside areas, Market Place cafés or at the swimming pools and sports centres. There is a shop and a post office in the neighboring village and some amazing pubs in nearby Sutton Courtenay.

Abingdon 1 mile, Dorchester upon Thames 5 miles, Didcot Parkway Station (London Paddington from 42 minutes) 5 miles, Wallingford 8 miles, Oxford 7.5 miles, M40 (J7) 11.8 miles, Oxford Parkway Station (London Marylebone from 55 minutes) 13 miles, Henley-on-Thames 20 miles, Heathrow (Terminal 2) 47 miles, Central London 57 miles

Local Schools

Abingdon School	1.9 miles
Our Lady's Abingdon	1.9 miles
John Mason School	2.2 miles
Lark mead	2.4 miles
Caldecott Primary School	2.4 miles
St Helen and St Katharine School	2.5 miles

Train stations

Dicot Parkway	5 miles
Oxford	7.5 miles



LOCATION



INFORMATION



Services

Mains water and electricity.
Oil fuelled heating system
Septic tank

Tenure

Freehold

Local Authority

South Oxfordshire

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244 / 07369 211 735

Website

For more information visit www.fineandcountry.com/uk/oxford

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment

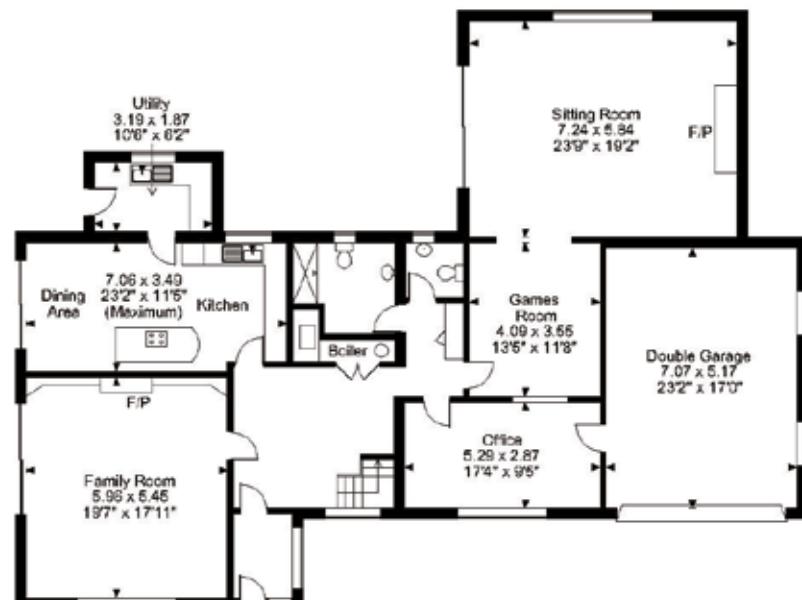
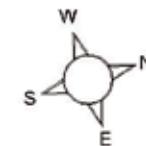
Culham Lodge, Abingdon Road, Culham, Abingdon

Approximate Gross Internal Area

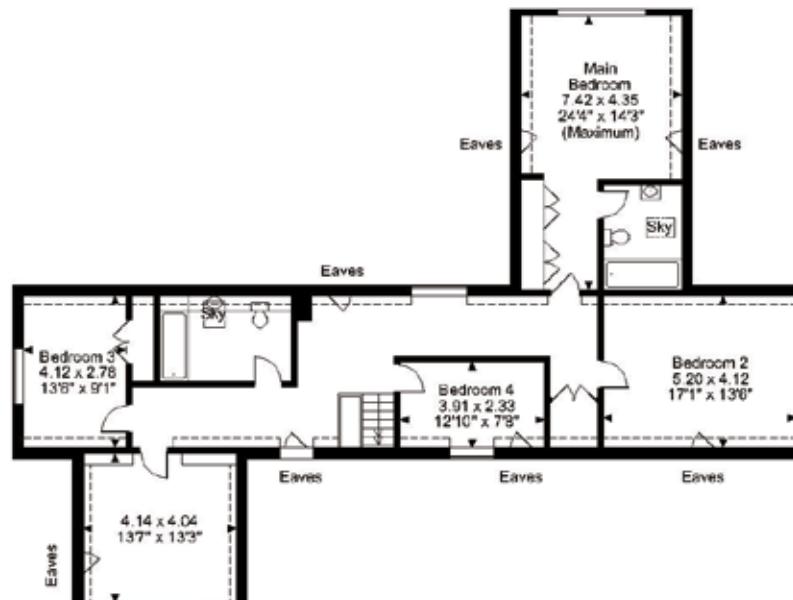
Main House = 3225 Sq Ft/300 Sq M

Double Garage = 392 Sq Ft/36 Sq M

Total = 3617 Sq Ft/336 Sq M



Ground Floor

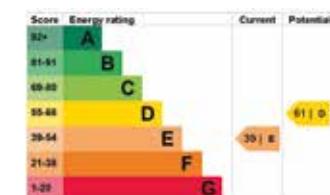


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8477978/SS





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



DAMION MERRY PARTNER AGENT

Fine & Country
07369 211 735
damion.merry@fineandcountry.com

Damion has spent the last 20 years in the luxury market all over the world, for 8 years Damion was involved with the most luxurious properties all over California. After returning to Oxford he became the author of Oxfords Finest and partnered with Fine & Country and brings a weekly property blog and content of everything five star within Oxfordshire. He focuses on not just the home, but the lifestyle and the surrounding areas to build maximum value.

His extensive knowledge of Oxfordshire and having clients of the highest net worth in the world and being a marketing expert, he has the ability to market your property with absolute focus on exposure, presentation and service.

follow Fine & Country Oxford on



Fine & Country
267 Banbury Road, Summertown, Oxford OX2 7HT
Tel: 07369 211 735 | damion.merry@fineandcountry.com

