



Thrupp Cottages  
Barton Lane | Abingdon | Oxfordshire | OX14 3NE

# THRUPP COTTAGES



Thrupp Cottages is an exceptionally private and individual stone and oak framed Grade II listed family home having been considerably and sympathetically renovated and doubled in size in 2000 by the current owners. A flexible overall property, offering five/six-bedroom and 3,758 sq. ft. There is an oak floor to ceiling glazed entrance link hallway adjoining the original houses north wing to the large two-storey southern wing extension. The original part of the property has a bespoke oak and granite kitchen, utility, ground floor luxury shower room and cloakroom, as well as four first floor double bedrooms, two with vaulted timbered ceilings and one of which is the guest bedroom which overlooks the 1.65 acres of beautifully manicured gardens with natural well, pond, and herb and vegetable garden. This room, as you would expect, has a luxury ensuite shower room. The three further double bedrooms are all served by a luxury family bathroom with jacuzzi whirlpool bath and double shower with Geberit and Vitra sanitary ware. To the south wing is the spacious 23 x 23 ft principal bedroom suite affording a dressing area, and dressing table within an open plan luxury ensuite bathroom with roll top bath. The adjacent office or bedroom three could also become a cinema or dressing room depending on the preferences of the new

owners. This room has access via an external staircase allowing for this whole area to become a separate entity if required. (Self-contained studio, offices, or Airbnb.) The ground floor accommodation is again divided between the main original house north wing and the extended south wing which is currently a spacious living/dining/lifestyle room of 39 ft. Potentially this room could revert back to an indoor heated swimming pool. There are six pairs of oak doors which open to the front and rear patios along the length of this room, which becomes a superb all year-round entertaining space. In the main house there is a 29 ft separate sitting room with feature stone fireplace and log burner, and a dining hall with an impressive stone fireplace, bread oven and log burner. The fabulous south easterly facing 1.65 acres of manicured and established gardens offer a mixture of mature specimen and fruit trees, pond, herb and vegetable garden, shed and natural well. There is also a double garage with electric charging point and electric gates to a driveway which provides parking for numerous vehicles. Oxford is 15 minutes by car with train links to London. Radley train station is 3.1 miles and provides 29 trains directly to Oxford daily.



# KEY FEATURES

---

We believe an original building was sited here circa 15th Century. The current owners added a significant south wing extension to this building but have maintained its charm and character whilst at the same time adding modern levels of insulation, under floor heating, pressurized hot water system, low voltage lighting and wind turbine, as well as a luxury kitchen, bathrooms, and utility. The extension was added in 2000, doubling the size of the original property, and is connected to the main original north wing by an oak glazed interjoining hall entrance leading to both the main house kitchen, living and dining rooms and the lifestyle room through double oak doors which has previously been used as an indoor heated swimming pool room of 39 ft. This room can be used as it is currently, providing an impressive living, dining, lifestyle room and social space of impressive proportions. It would be possible to remove the current wooden floor covering as the original pool is still beneath. (Removal of ballast and protection to the pool beneath would be required to reinstate, and a new filtration and heating system would need to be considered and installed.)

The ground floor accommodation has a bespoke oak kitchen with granite work surfaces and a utility with external door to front, Belfast sink, granite worksurfaces, storage cupboard with water softener and door to a luxury shower room and cloakroom. Leading back from the kitchen is a dining hall with an external oak door, open feature fireplace with stone hearth and mantel, bread oven, and a log burning stove and oak stairs to first floor. In turn this room gives access to the sitting room, again with a beautiful natural stone fireplace with log burner, oak window seat and underfloor heating.

Stairs from the dining hall arrive at the natural wooden floored landing. There is underfloor heating throughout the first floor also. There is a guest bedroom with feature stone fireplace, log burner, vaulted timber ceilings and a luxury ensuite shower room. Three further double bedrooms are all served by a luxury family bathroom with jacuzzi spa bath, double shower cubicle, wc and basin. The principal bedroom suite is to be found in the southern wing via stairs from the living, dining, lifestyle room. A 23 x 23 ft L-shaped room with a lounge seating area to one end, and a small dressing area within an open plan ensuite bathroom with free standing roll topped bath, wc and basin. Adjacent and directly accessed from this room is an office or bedroom three, which can be accessed separately by an external staircase. This room could either become a large dressing room/cinema room or a self-contained studio apartment.

**Ground Floor (Main house North Wing)** The main entrance is through the central oak floor to ceiling fully glazed adjoining hall, which links both the original house and the new south wing extension. The main house north wing is accessed via the kitchen with a bespoke oak kitchen with tiled floor and underfloor heating with Honeywell control. There are several integrated appliances comprising fridge freezer, wine cooler, dishwasher and a Nexus range style cooker with electric induction hob, two ovens and a chrome extractor hood above. The kitchen is fitted with bespoke oak base and eye level cabinets complemented by granite worksurfaces, secluded lighting, and Franke stainless steel sink unit. The kitchen has doors leading to both the utility room and dining hall. The utility has matching oak base and wall units with Belfast sink, space for washing machine and tumble dryer, cupboard with water softener, granite worksurfaces and an external oak door to the front. A further door leads from the utility to a luxury shower room with double Merlyn shower, Geberit wc and Vitra sink unit. Leading back from the kitchen is the dining hall offering a stone feature fireplace with oak mantle and log burner, an oak staircase to first floor and a further external oak door to the side of property. The ground floor of the north wing has tiled floors throughout with underfloor heating and timbered ceilings. The final room accessed is the sitting room; a beautiful room 29 ft. room with feature stone fireplace, log burner, window seat and an original door to the side (currently blocked off unused).





# SELLER INSIGHT

---

“ Believed to have started life as three fifteenth century farm cottages, Thrupp Cottage is now a superb and characterful family home in an idyllic setting. It is where the present owners, Andrew and Karen have enjoyed a superb lifestyle for over twenty years. Andrew explains that they were initially attracted by its beautiful location, hidden away from main roads and surrounded by the Radley Lakes: and in a natural world that formed a lovely environment for them to bring up the children.

When Andrew and Karen bought Thrupp Cottage, it was derelict, and it has been their passion, and working to the highest specifications, to create a sociable and welcoming home, where the vast spaces are fantastic for both family life and entertaining.

In a house where every room is appreciated, the glass link to the swimming pool extension has a great wow factor. Now boarded over with an oak floor you have the choice of a massive entertaining area or reverting to the pool. Large glass framed oak doors run either side of the room flooding it with natural light, with pretty garden views as a superb backdrop. Throw open the doors and the patio areas form a delightful outside living room.

The landscaped gardens are perhaps the jewel in the crown of this special property. Many years of work have resulted in a beautiful mature garden with a combination of specimen trees and colourful planting. A pergola and pond add interest and it has been a joy to sit under the pergola at the top of the garden and watch the plentiful wild life. The garden is a tranquil oasis which has given many hours of total pleasure.

Thrupp Cottage is perfectly placed to enjoy the best of town and country, as it is just over a mile from historic Abingdon town centre, with its shops and eateries, whilst Oxford is a twenty minute drive away. The rural surroundings provide a choice of walks and cycle ways around Radley Lakes and the surrounding countryside.

Andrew and Karen say they will sorely miss the house, the fabulous garden and the lake walks, but they take away many happy memories of the family home.\*

\* 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.

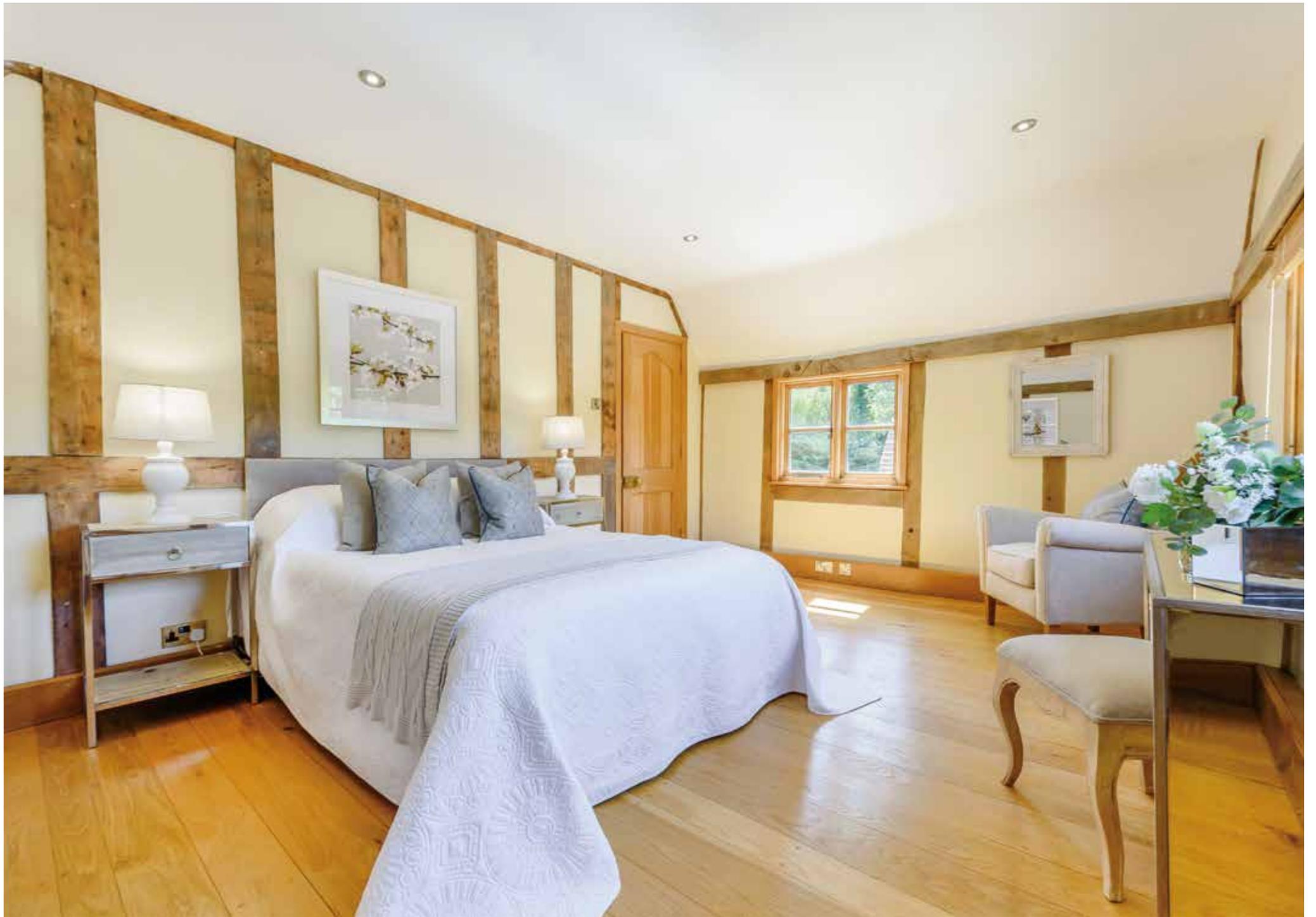




### First Floor Main House North Wing

An oak staircase leads to the landing and the first room to the left is bedroom two/ guest bedroom with underfloor heating to wooden floor and vaulted exposed timbered pitched insulated roof giving a grand feel. This bedroom also affords double aspect windows overlooking the gardens and an attractive stone fireplace with log burner as the focal point of the room. The luxury ensuite shower room has a wc, basin and shaver socket. Next is bedroom five with wooden floor, vaulted insulated ceiling and views overlooking the large rear terrace. The luxury family bath and shower room offer wooden flooring, corner Jacuzzi whirlpool spa bath, double shower cubicle, wc, basin and airing cupboard containing Heatrae Sadia Mega flow pressurized tank. The landing has natural wooden flooring and a large linen storage cupboard. There are two further spacious double bedrooms with wooden floors and timbered insulated walls. With extra radiators for additional heating.









### Ground Floor Extension South Wing

The extension, or south wing, is entered via double oak doors from the link entrance hall into what was formerly the heated indoor swimming pool room with a pool side tiled lounging area. This room has three pairs of double oak doors to both sides along its length which open to a large rear terrace and front patios. The pool is now covered by a beautiful wooden floor and the room is currently utilised as a fabulous 39 ft living, dining, and games room lifestyle room. To one end there is a log burner and radiators, and a door leads to a staircase to the first floor.





### First Floor Extension South Wing

The staircase gives access to an impressive 23 ft L-shaped principal bedroom suite with a pitched and vaulted roof (restricted head height to sides) and has double aspect windows, a Velux window, space for dressing table and sofas to one end, with an additional small dressing room within the open plan luxury bathroom offering radiator, free standing roll top bath, wc. wash hand basin and extractor fan. There is a door leading to an office, though it could become a potential sixth bedroom/dressing room/cinema room etc, with electric radiator. This room has the unique ability to also be accessed via an external staircase, therefore the whole of the south wing first floor could become an independent self-contained living area/studio/Airbnb.







# OUTSIDE AND GARDEN

---

The property is accessed via a Byways Open to All Traffic (BOAT). Legally, these are open to all forms of traffic – pedestrians, horse riders, cyclists, car and other motor vehicle drivers. This leafy lane, which passed by a lake, leads to just three properties lying to the bottom of Barton Lane. Thrupp Cottages is the last of these three and it is directly accessed via a gravelled driveway into a shared driveway with Thrupp House, which in turn gives direct access via private electrically operated gates to the driveway. The gravelled area offers parking for numerous vehicles to both the front and side of the property. There is an abundance of natural wildlife habitat, with the sound of constant bird song, as well as the occasional deer, and the odd wild pheasant or red kite. The immediate area behind the property provides an extremely spacious terrace. There is ample space for several tables, barbecue and entertaining. It has been a fantastic entertaining home for the current owners and an extremely safe environment for the family to appreciate nature. The terrace has the scent of the magnificent wisteria, and a great vista through the palm trees, to appreciate the garden and openness of the property grounds, in all 1.65 acres. This is a very special private, tranquil garden having specimen trees of all varieties, palm, apple, pear, and plum trees, and an abundance of well-placed and planted ornamental shrubs, hedging and plants, both of which have been carefully planted and thought through over several decades. A pond with hexagonal pavilion, lighting and bridge offers a tranquil peaceful place simply to think and contemplate towards the bottom

of the extensive 1.65 acres. A natural well with electrical pump allows use of you own water supply for the gardens, (water table permitting of course). Several areas within the design of the gardens provide shade and light, the adjacent land has matured woodlands, adding to the sense of privacy. The gardens are illuminated throughout, which is particularly attractive after sunset. There is also a productive vegetable and herb garden area, with a storage shed having light and power. There is a further smaller terrace to the front of the house, ideal for a late afternoon snack or early evening drink, with lawns and tree. A stone wall provides the boundary to the front of the property, in addition to hedging and fencing. One of the features of this property is its privacy and setting, often unknown to those who have lived within Abingdon for many years, yet close to both Abingdon-on-Thames and Oxford.

## **Attached Double Garage Ground floor**

A two-bay garage with BMW outside electric charger point and housing the electrical systems for the wind turbine (currently awaiting service). The former swimming pool filtration and heating systems have been removed; however, these can be re-installed if desired. An external staircase gives access to bedroom three or office.





# LOCATION

---

Abingdon Abbey was founded around 676, giving its name to the emerging town. In the 13th and 14th centuries, Abingdon was an agricultural centre with an extensive trade in wool, alongside weaving and the manufacture of clothing using the river Thames to transport goods. Abingdon has been generally considered to be the sixth oldest settlement in the country. A stroll brings you to a Waitrose and the ancient town centre with the historic Abbey grounds and River. There are beautiful walks directly from your garden and it is only 15 minutes by car to Oxford itself with historic University connections. In a recent survey of more than 7,000 districts in England, The Daily Telegraph has named North Abingdon as the seventh best place to live in the country.

Oxford City Centre, a truly beautiful town with its history going back to the Ancient Abbey built in 900, is also very well connected with excellent transport links, which is why Abingdon is such a sought-after place to live. There are many eateries and drinking options to try in Abingdon with the Nags Head affording a prominent riverside garden area overlooking the many boats that pass on their way to Oxford further upriver.

A world class shopping experience awaits in the recent £450 million pound Westgate shopping Mall in central Oxford, offering all international brands, restaurants, cocktail bars and golf experience. Another stand out place to try is the nearby Millets Farm Centre with a range of boutique craft shops, a café/restaurant, a fantastic delicatessen and butchers and farm shop and pick your own fruit. Abingdon offers easy access to the motorway networks via the A34, to the M40 and M4.

#### Nearest stations are:

Radley Station 3.1 miles 5 minutes with 29 trains per day direct to Oxford/London.  
Oxford Station 10.4 miles and 15 minutes by car via A34 200 with trains to both Paddington and Marylebone daily. 65 minutes to London Paddington or Marylebone by train.  
Didcot Parkway 7.6 miles and 12 minutes by car via A34, then 45 minutes to London Paddington by train.

#### Distances to:

Oxford centre by road 8.8 miles 15 mins via A34.  
London by road 64.8 miles 1.27 mins via M40 & A40  
Reading by road 24.3 miles 39 mins via A34 & M4  
Swindon by road 23.5 miles 35 mins via A420  
Heathrow Airport is 52.5 miles 55 mins via M40  
Birmingham Airport is 73 miles 71 mins via M40

#### Oxfordshire State Primary Schools

[https://www.locrating.com/the-best-primary-schools-in-Abingdon\\_Oxfordshire\\_England.aspx](https://www.locrating.com/the-best-primary-schools-in-Abingdon_Oxfordshire_England.aspx)

#### Oxfordshire's Independent Junior Schools

Cothill,  
Manor School Abingdon,  
Cokethorpe  
Chandlings Manor,  
Abingdon Preparatory School  
St Hugh's School

#### Oxfordshire State Secondary Schools

Larkmead secondary school Abingdon  
Fitzharry's secondary school Abingdon  
John Mason secondary school Abingdon  
Europa School Culham multilingual school

#### Oxfordshire's Independent Senior Schools

Abingdon Boys School  
St Helen & St Katherine  
Our Lady's convent  
Radley, St Edwards  
Magdalen College School  
The Dragon School.





# LOCATION

---



# INFORMATION

---



## Services & Information

Main's electricity and water supply  
Wind turbine (yet to be serviced - awaiting engineer)  
Natural well  
Private drainage  
Oil central heating boiler external (new 12 months ago)  
Solid fuel log burners

## Tenure

Freehold

## Council Tax Band G

EPC N/A as Grade II listed

## Local Authority

Vale of the White Horse District Council. Abingdon 135 Eastern Avenue, Park drive, Milton, Abingdon OX14 4SB.

## Viewing arrangements:

Strictly via the vendors agents Fine & Country Oxford 01865 953244  
Guy Simmons mobile 07789327516 [guy.simmons@fineandcountry.com](mailto:guy.simmons@fineandcountry.com)

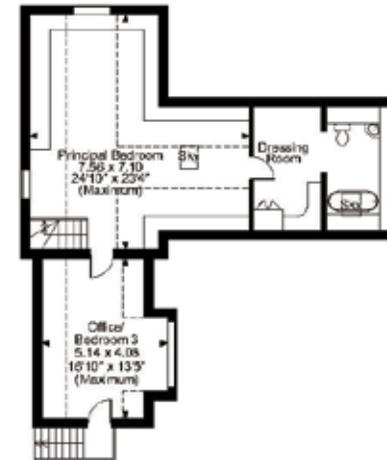
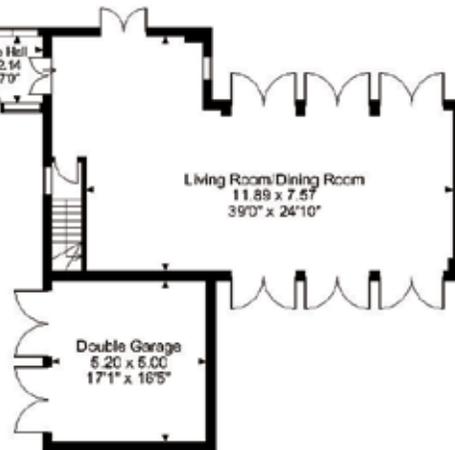
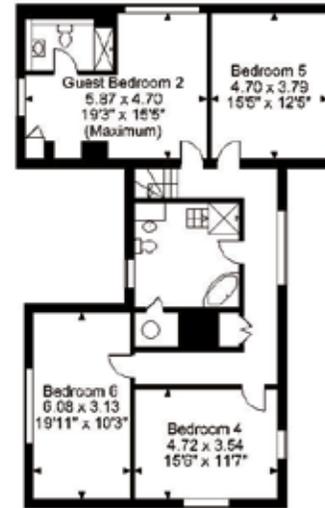
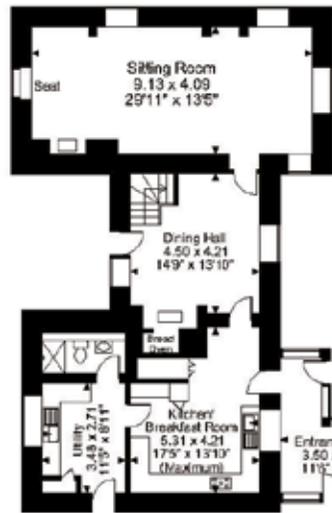
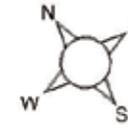
## Website:

For More information visit  
[www.fineandcountry.com/uk/oxford](http://www.fineandcountry.com/uk/oxford)

## Opening Hours:

Monday to Friday	9:00am – 5:30pm
Saturday	9:00am – 5:30pm
Sunday	by appointment.

**Thrupp Cottages, Barton Lane, Abingdon**  
**Approximate Gross Internal Area**  
**Main House = 3758 Sq Ft/349 Sq M**  
**Double Garage = 280 Sq Ft/26 Sq M**  
**Total = 4038 Sq Ft/375 Sq M**



**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/8516001/DFM

EPC Exempt



# 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*



## GUY SIMMONS

ASSOCIATE PARTNER

Fine & Country  
07789 275716  
[guy.simmons@fineandcountry.com](mailto:guy.simmons@fineandcountry.com)

Guy is a well-established agent in Oxfordshire, having started his career working for a corporate estate agency, he moved onto working for a leading independent agency before becoming a co-owner/Director. Guy has a passion for property and people. A great combination in providing a personal and bespoke service. His experience affords him a reputation for listening to his clients needs and tailoring services to deliver the results they desire from their property journey. A champion of open communication and supportive guidance, Guy's clients have been loyal to him throughout his career. His drive in joining Fine and Country is to be able to offer the very best local, national and international marketing opportunities to his clients, using the latest digital technologies, whilst applying his personal knowledge and interest in the local communities. Guy lives in South Oxfordshire with his wife Diane, his two sons and two dogs. With a passion for house renovation, the family are no strangers to moving home. A great advocate for the many aspects that Oxfordshire life affords to those moving to the area, he does enjoy travelling but always returns home to this gem of a county.

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](https://fineandcountry.com/uk/foundation)

*follow Fine & Country Oxford on*



Fine & Country  
Prama House, 267 Banbury Road, Summertown, Oxford OX2 7HT  
Tel: 07789 275716 | [guy.simmons@fineandcountry.com](mailto:guy.simmons@fineandcountry.com)

