



**The Old School, 10 Vicarage Road**  
Steventon, Oxfordshire, OX13 6SL



## The Old School, 10 Vicarage Road, Steventon, Oxfordshire, OX13 6SL

A unique character property dating from the early 19th Century set in a wonderful mature plot of approximately 1/3 acre (0.29 acres) at the head of this tucked away lane opposite the Old Vicarage. The Old School as the name suggest was built for the village, at the same time as the Vicarage, as the girls school for Steventon and still features the original belfry that housed the school bell.

The property became a residence some time after the boys and girls schools were amalgamated and has been extended and altered to create a stylish home combining elegant high ceilings and sash windows and featuring a wonderful open plan kitchen and family room with hand painted units, lantern style roof light and french doors opening to the gardens. The present owners have further enhanced the style and elegance of the property refitting the bathroom to an impressive specification, replacing the entrance door with handmade custom-built timber door mirroring the original style and fastidiously redecorating and recarpeting property to further emphasise and enhance the proportions of The Old School. Overall the accommodation offers great flexibility with 2 generous double bedrooms on the first floor (one of which could be split to offer two single bedrooms) and an additional bedroom/ study on the ground floor. Besides a lovely mature garden and a large driveway the house offers a particularly large 4 car garage, with electric door.

Vicarage Road is made up of a variety of individual properties and is situated off the historic Causeway that runs through the centre of Steventon. The village has some excellent facilities including a primary school, village Co-Op store, 3 local Inns, a Church and bakery. Local connections to the Historic Market town of Abingdon and the garden town of Didcot with its fast rail connection to London Paddington from Didcot Parkway are both approximately 3-4 miles away. Access to the A34 Milton Park and Harwell Science park are all within 4 miles. Oxford: 12 Miles Reading: 21 Miles Newbury: 18 Miles







- Three double bedrooms
- Two generous reception rooms
- Stylish kitchen/family room opening to the garden
- Private mature gardens approaching 1/3 acre
- Double glazed replacement windows including traditional sash style to the original building
- Gas central heating
- Large refitted utility room
- Flexible accommodation with ample scope for further enlargement.
- Impressive four car garage
- Local Authority: Vale of White Horse District Council
- Council Tax Band: E
- Tenure: Freehold

Approximate Gross Internal Area  
 Ground Floor = 111.9 sq m / 1,204 sq ft  
 First Floor = 57.0 sq m / 613 sq ft  
 Garage = 52.5 sq m / 565 sq ft  
 Total = 221.4 sq m / 2,382 sq ft



THOMAS  
MERRIFIELD

SALES LETTINGS

103 Broadway, Didcot, Oxon, OX11 8AL  
 didcot@thomasmerrifield.co.uk  
 Tel: 01235 813777



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.

© CJ Property Marketing Ltd

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

#### Important Notice

Thomas Merrifield and their clients 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 any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.