



Water Eaton Road, Gosford

**Carter Jonas**

# LANE HOUSE, 94 WATER EATON LANE, GOSFORD, KIDLINGTON, OXFORDSHIRE OX5 2PR

Drawing room, Sitting room, Dining room, Kitchen, Utility room, 5 double bedrooms (1 en-suite), bathroom, shower room.

Annexe/library. Garden stores

## SITUATION AND LOCATION

Water Eaton Lane is a quiet no-through road located in the leafy village of Gosford on the outskirts of Kidlington. It is minutes away from numerous amenities including a Sainsbury's supermarket; and a popular high street with many cafes, restaurants and public houses.

A regular bus service provides convenient access into the City Centre. Oxford Parkway is only 5 minutes away and offers direct services to London Marylebone. For travel further afield, the A34, A40 and M40 are all within easy reach. The home is in the catchment for Edward Field Primary School in addition to Gosford Hill Secondary.

## DESCRIPTION

Lane House is a detached period property offering well-proportioned accommodation and considerable character, now requiring some updating. A number of attractive and distinctive features are evident throughout, including particularly striking windows. The property sits within a generous plot of 0.87 acres, predominantly laid to lawn, with mature borders, a variety of established shrubs and trees, and a separate orchard with kitchen garden. In addition, there is a detached annexe, currently arranged as a library, providing versatile accommodation suitable for a range of uses, including a gym or home office.

Internally, the house provides spacious and elegant accommodation arranged over three floors. The ground floor includes a sitting room with a raised fireplace and wood-burning stove, a kitchen with gas fired AGA and a useful larder, utility room with access to the garden, and a cloakroom.

**SET WITHIN APPROXIMATELY 0.87 ACRES OF EXPANSIVE LAWNED GARDENS WITH A SEPARATE ORCHARD, THIS DETACHED PERIOD HOME, NOW REQUIRING UPDATING, OFFERS THE CHARM OF RURAL LIVING JUST MINUTES FROM OXFORD, WITH EXCELLENT TRANSPORT LINKS TO LONDON**







Leading off the kitchen is a dining room, which in turn opens into an impressive and spacious triple-aspect drawing room. This is a particularly attractive space, featuring a fireplace, elegant period windows with shutters, and French doors opening onto the garden.

On the first floor are four well-proportioned double bedrooms, along with a bathroom and separate shower room, both now in need of updating. A fifth double bedroom with an en-suite shower room (also in need of updating) is located on the second floor and benefits from doors opening onto a roof terrace enjoying views of the surrounding countryside.

#### **OUTSIDE**

The gardens are a particular highlight, complementing the house and providing an attractive setting. Extending to approximately 0.87 acres, they are mainly laid to lawn and interspersed with a variety of mature trees including an orchard with kitchen garden. Closer to the house are well-established borders and a pond, with three additional garden stores located within the grounds. A terrace with pergola for al fresco dining leads off the house. A gated driveway to the side provides off-road parking for several vehicles.

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## **ADDITIONAL INFORMATION**

**Tenure** Freehold

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**Viewing** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

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#### **Directions to OX5 2PR**

Services: Mains services are connected..  
Mobile and broadband coverage can be checked at [checker.ofcom.org](http://checker.ofcom.org).  
Local Authority: Cherwell District Council  
Council Tax Band: G  
EPC rating: D





**Approximate Gross Internal Area 2650 sq ft - 245 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1146 sq ft – 106 sq m  
 First Floor Area 1146 sq ft – 106 sq m  
 Second Floor Area 358 sq ft – 33 sq m  
 Outbuilding Area 491 sq ft – 46 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Carter Jonas**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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