



Cuddeson, Oxfordshire

Carter Jonas

THE MILL, CUDDESDON, OXFORDSHIRE OX44 9HQ

Entrance hall, Cloakroom, Kitchen/dining room, utility room, sitting room, study/reception room, 4 bedrooms (1 en-suite), family bathroom
Landscaped gardens & paddock

SITUATION AND LOCATION

The property is situated between the popular villages of Cuddesdon and Great Milton in scenic countryside yet within easy reach of the historic city of Oxford and the M40, with Haddenham and Thame Parkway Station offering speedy London links. The villages offer a range of day-to-day amenities including shops, schools and public houses, along with the acclaimed Le Manoir aux Quat' Saisons restaurant and hotel. The Waterstock Golf Club and Oxfordshire Golf Clubs are both within easy reach. Nearby Thame is popular for its local weekly market, whilst Oxford boasts a comprehensive selection of facilities. Numerous well-regarded schooling options include Magdalen, St Edwards, The Dragon, Headington Girls, Radley and Abingdon.

DESCRIPTION

This characterful, stone built former water mill offers nearly 2,600 sq. ft. of distinctive accommodation arranged across four light filled floors. Surrounded by picturesque grounds, the property blends versatile living spaces with a wealth of celebrated period features, including textured painted stone walls, traditional casement windows, and an impressive stone spiral staircase contribute to its unique charm. The property sits within idyllic riverside gardens of approximately 0.75 acres, complemented by an additional 1.5 acre waterside paddock.

The central reception hall, dominated by the striking stone staircase, leads to the ground floor rooms, which include a bright and traditional kitchen with a Juliet balcony overlooking the mill pond, a utility room, cloakroom, and an integral garage with exterior barn style sliding doors.

A REMARKABLE FORMER 18TH CENTURY WATER-POWERED CORN MILL NOW A DISTINCTIVE FOUR BEDROOM STONE RESIDENCE SITTING WITHIN BEAUTIFULLY LANDSCAPED GARDENS OF APPROXIMATELY 0.75 ACRES, COMPLEMENTED BY AN ADDITIONAL 1.5 ACRE WATERSIDE PADDOCK.







The kitchen, with its terracotta tiled flooring, offers an electric AGA, a central island with hob, and ample space for dining while enjoying tranquil water views.

Ascending to the first floor, the staircase opens into a double aspect sitting room featuring a log burning and French doors leading to a balcony overlooking the mill pond. Adjacent is a spacious study/reception room. The second floor hosts the vaulted principal suite, complete with exposed beams, a dressing area with integrated wardrobes, and an en suite bathroom. Two additional bedrooms and a family bathroom complete this level. On the third floor, a further bedroom is accessed via a galleried landing.

OUTSIDE

The Mill occupies an exceptional position within beautiful gardens and grounds, which attract abundant wildlife. Approached via a gravel driveway off a quiet country lane, the property benefits from private parking and enjoys its own millrace fed by the River Thames. The plot is discreetly screened by high hedging and features a waterside terrace overlooking the mill pond, a large level lawn, a summer house, a mature orchard, and an array of established trees all enhancing the tranquil waterside setting with a 1.5 acre paddock in addition situated opposite the property.

ADDITIONAL INFORMATION

Tenure Freehold

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



Directions to OX44 9HQ Additional Information
 Services: Mains electricity and water. Private drainage. Oil fired central heating.
 Tenure: Freehold
 Local Authority: South Oxfordshire District Council
 Council Tax: Band H
 Broadband - according to Ofcom, Standard broadband is available. Mobile - According to Ofcom, there is likely to be good outdoor coverage from three providers



**Approximate Gross Internal Area 2441 sq ft - 227 sq m
(Including Garage)**

Ground Floor Area 730 sq ft – 68 sq m

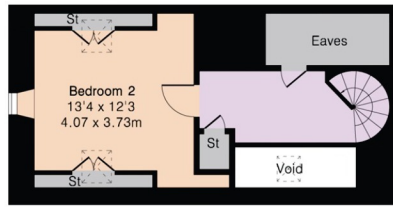
First Floor Area 730 sq ft – 68 sq m

Second Floor Area 730 sq ft – 68 sq m

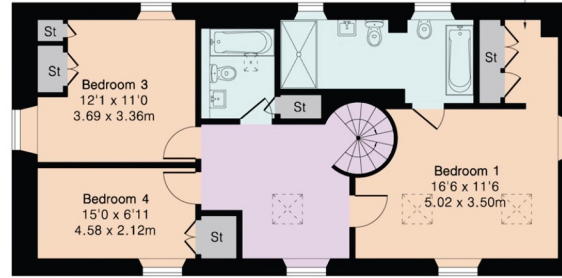
Third Floor Area 251 sq ft – 23 sq m



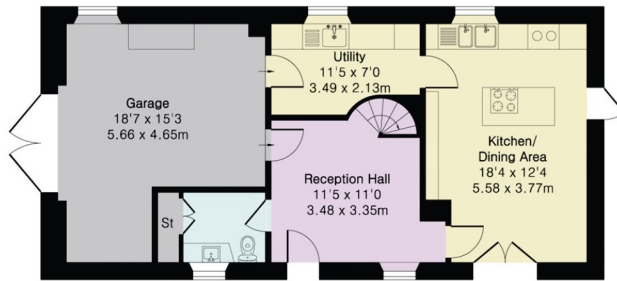
Dressing Room
6'11 x 6'5
2.10 x 1.96m



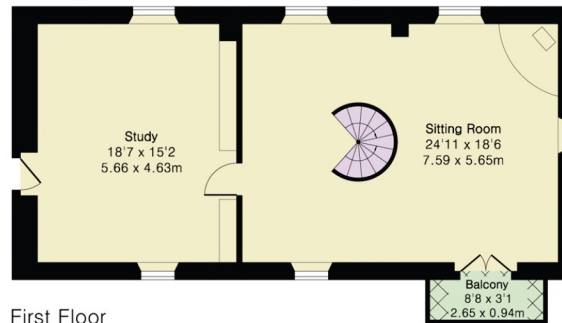
Third Floor



Second Floor



Ground Floor



First Floor



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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