



Nickleby
Crabtree Corner, Ipsden, Oxfordshire
OX10 6BN



JAMESGESNER
- ESTATE AGENTS -



**Nickleby
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Ipsden
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GUIDE £800,000 FREEHOLD

A spacious four double bedroom detached house situated within this private road surrounded by open fields in this lovely rural village. Since purchasing in 2015, the current owners have completely renovated the property making this a superb family home with stunning views to the rear.



The property already offers a spacious reception entrance hall, generous lounge and dining room, 19' fully integrated kitchen, garden room with bi-folding doors to the rear, cloakroom, utility room, four double bedrooms, en-suite to the master and further family bathroom. Located within this sought after road in an elevated position the property has landscaped gardens to the front and rear with a driveway providing parking for four cars comfortably leading to a double garage.

The rear garden is a particular feature of the property with its unique location offering far reaching views across unspoiled rolling Oxfordshire countryside. Full oil fired central heating, uPvc double glazing throughout.



Ipsden is an unspoiled and rather secret little village. It is tucked away in an area designated as having Outstanding Natural Beauty, in a corner of South Oxfordshire. Ipsden village lies roughly 10 miles north of Reading and 16 miles south of Oxford. The charming riverside towns of Henley-on-Thames and Wallingford are 12 and 4 miles away respectively from Ipsden. There is an attractive and popular Pub, The King William, which is known and respected for good beer, good food and good hospitality for many miles around. You will also find in Ipsden: a Nursery School, Village Store and Post Office, a farm shop, Church, Village Hall, and children's playground.

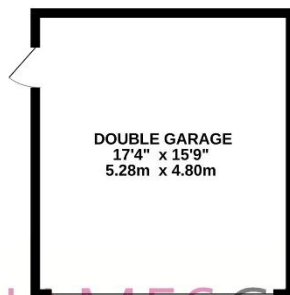
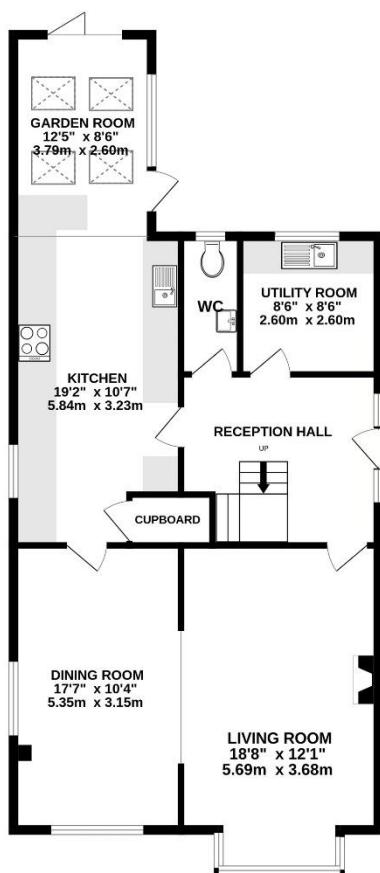


The village of Goring is approximately 3 miles distant and provides a wider selection of amenities including mainline railway station offering direct access to Reading, London Paddington and Oxford. Both the M4 and M40 can also easily accessible. Set within beautiful Oxfordshire countryside, with many walks around the area including The Ridgeway which passes through the village.

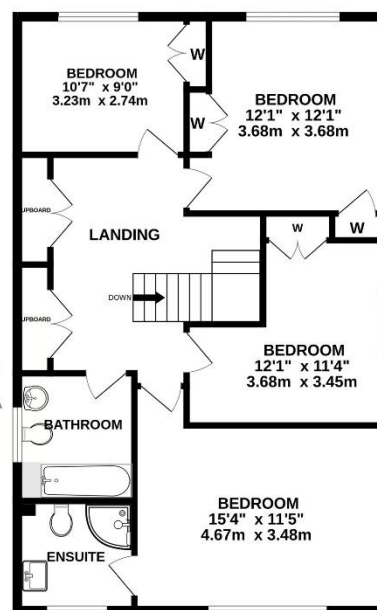


GROUND FLOOR
1217 sq.ft. (113.1 sq.m.) approx.

1ST FLOOR
823 sq.ft. (76.5 sq.m.) approx.



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TOTAL FLOOR AREA : 2040 sq.ft. (189.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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