

OLD RECTORY FARMHOUSE

ALVESCOT, OXFORDSHIRE





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A FINE GRADE II LISTED FARMHOUSE WITH OUTBUILDINGS AND STABLES, SET IN JUST UNDER 9 ACRES WITH DELIGHTFUL VIEWS OVER ITS GARDENS AND PADDOCKS LOCATED ON THE EDGE OF THIS ATTRACTIVE VILLAGE.

Ground Floor: Entrance Hall • Drawing Room/Dining Room • Sitting Room • Study • Garden Room/Playroom • Utility • Wet room • Cloakroom and Kitchen/Breakfast/Family Room

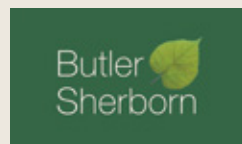
First Floor: Master Bedroom with En Suite and Dressing Room • Three Further Bedrooms and Family Bathroom

Second Floor: Two Double Bedrooms and Shower Room

Outside: Private Gated Driveway • Front and Rear Gardens • Workshop / Triple Carport • Log / Garden Store • Stables

In all about 8.75 acres

*Bampton 3 miles, Lechlade 5.5 miles, Burford 6 miles, Oxford 20 miles,
Charlbury Station 13.5 miles (London Paddington), Oxford Parkway Station 18 miles (London Marylebone)
(All distances are approximate)*



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DESCRIPTION

A handsome Grade II Listed Cotswold stone family home dating back from the early to mid-1800's. Attached to one side, Old Rectory Farmhouse has been lovingly looked after by the same family for the past 21 years and retains original character features including exposed beams, sash windows, flagstone floors and feature fireplaces. The property has a traditional exterior with spacious and stylish accommodation which is ideal for both entertaining or a comfortable family home, totalling just over 4,000 square feet. With generous gardens to front and rear and glorious views over paddock land with stabling, the property is located in a private setting on the edge of the desirable village of Alvescot, set in approximately just under 9 acres.

ACCOMMODATION

Ground Floor

The front door opens into the main Reception Hall with stairs leading to the first-floor landing. To the left is the Sitting Room with stone fireplace and wood burning stove and door to the inner hall. A comfortable and spacious room which overlooks the front lawn and paddocks beyond. To the right is the Drawing Room, which could also be suitable for formal dining, given its proximity to the kitchen. With sash window to the front and open fireplace with log burning stove.

Towards the rear of the entrance hall there is under stairs storage, down steps lead to the inner hall which has additional storage and door to the Study, with flagstone flooring, fireplace with wood burning stove. A private and quiet part of the house with a full wall of bookshelves and built-in cupboards, ideal for working from home. Directly at the end of the entrance hall lies the Garden/Play Room with double doors opening on to the rear garden with views over the orchard.

To the right there is a Cloakroom and door to the Kitchen/Breakfast Family room. A stunning room with country style matching wall and base units with granite worktops with integral dishwasher, Belfast sink and country kitchen Aga, central wooden island with wine store and additional built-in cupboards, full length pantry cupboard with space for an American style fridge freezer. The room extends to a superb Family Room with oak framed extension, glazed atrium roof, stone flooring and bi-fold doors opening on to the rear garden.



From the kitchen a door leads to the Utility Room with further linen cupboard and additional storage housing the hot water cylinder, space and plumbing for two washing machines and tumble dryer, a Wet Room with double shower and door to side leading out to the parking area to the side of the property.

First Floor

A half landing leads to a Double Bedroom with window to rear, across the half landing the Family Bathroom with free standing bath, separate double shower and wash hand basin.

The first-floor landing leads to the impressive Master Suite with views. Steps down to the adjoining Bathroom with under floor heating, alcove washbasin, free standing bath and double shower. Dressing room with built in wardrobes on both sides. Two further Double Bedrooms with built-in wardrobes.

Second Floor

Landing with original mullion window and eaves storage leads to Shower Room with WC and washbasin. Spacious Attic Bedroom with exposed A-frame beams, ideal as a guest or children's room. Double Bedroom with views over the garden and paddocks beyond.

OUTSIDE

Accessed by a sweeping gravel driveway with park fencing to the side of the house, the front garden is mainly laid to lawn, with a feature rockery garden in front of the Garden Room terrace. The lawn has historic cherry, apple and fruit trees which fill the front garden with beautiful blossom in the spring. To the side there is graveled parking for several vehicles with electric charging point next to the Utility Room. There is a separate triple Carport with built in electrics and lock up Garden Store to the side.

The rear garden is south facing with terrace to the front and side of the Kitchen/Breakfast Family Room with herb borders and a lavender lined path which leads up to the





main Reception Hall. Mainly laid to lawn with well stocked borders, the garden fronts on to a low stone wall dipping down to the paddocks beyond. To the left lies the Stable block with concrete standing storeroom, and stables with gate on to the paddocks.

SITUATION & AMENITIES

Situated on the southern edge of the small Cotswold village of Alvescot. The village has a strong and thriving friendly community with amenities including the attractive church of St Peter, a popular village hall with recreation ground and tennis court and a public house which provides good pub food. Day to day facilities are available in the local towns of Carterton, Bampton and Burford. Carterton has three supermarkets, a health care centre and a leisure centre with indoor pool and gym. More comprehensive amenities will be found in Faringdon and Witney, both within 6 miles.

Communications are excellent, with fast trains to London Paddington taking from 67 minutes from Charlbury; London Marylebone can be reached from Oxford Parkway in 55 minutes. The road network is good with access for the M40 at Oxford and Banbury to London and Birmingham respectively or via Cheltenham to the M5 to the south west and the M4 at Swindon to the south. Heathrow Airport is 64 miles away.

The area has a great choice of schooling; the village Church of England Primary School has been rated 'good' by Ofsted, as has the highly regarded secondary school at Burford. Private schools in the area include St Hughs, Hatherop Castle and Cokethorpe, with many excellent schools accessible in and around Abingdon and Oxford. There is a broad range of sporting and leisure facilities and the neighbouring countryside provides a network of footpaths, bridleways and byways.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Fibre broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but some may be available by separate negotiation.

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

COUNCIL TAX

Band G

VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 E katy@butlersherborn.co.uk

or Ben Way, Stow on the Wold Office T 01451 830731 E ben@butlersherborn.co.uk The London Office T 0207 839 0888.

DIRECTIONS (POSTCODE OX18 2QQ)

From Burford take the A40 toward Oxford, take the right turn signposted to Shilton and Carterton. At the Carterton traffic lights turn right, continue to the painted roundabout and turn right, signposted Alvescot. Once in the village of Alvescot, turn right onto The Green just after the pub. Proceed along this lane keeping left at the fork and then the driveway to Old Rectory Farmhouse can be found on the right through electric double gates.

what3words: insist.sway.arena



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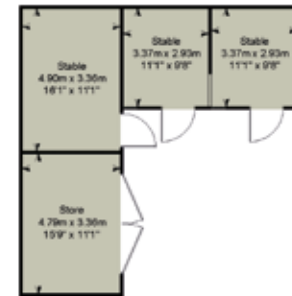
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 IPMS = International Property Measurement Standard

Outbuildings
 Not Shown in Actual Location Or Orientation

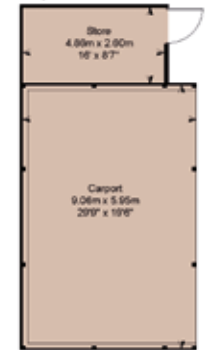


First Floor

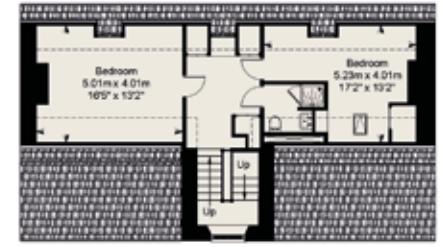
Stable Block



Carport / Store



House Approximate IPMS2 Floor Area	361 sq metres / 4206 sq feet
Stable Block	53 sq metres / 570 sq feet
Carport / Store	65 sq metres / 700 sq feet
Total	506 sq metres / 5476 sq feet
(Includes Limited Use Area)	26 sq metres / 280 sq feet



Second Floor

▨ = Limited Use Area

DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: March 2022. Particulars written: March 2022. Brochure by wordperfectprint.com





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