



Traditional farmhouse overlooking open countryside

Heath Farm, Fritwell, Oxfordshire



Grade II listed home in an edge of village setting •
Wealth of period features and charm • Vaulted open
plan kitchen/breakfast room • Double garage • Lawned
garden • Paddock grazing • In all about 6.77 acres

Local information

Fritwell is a sought after
Conservation village,
conveniently located in north
Oxfordshire between the market
towns of Banbury and Bicester.

With Saxon origins it is thought
there were originally two
separate settlements each with
their own manor house and
divided by fields. The church was
built in the twelfth century
between the two settlements.

Today the village is made up of
an attractive blend of stone built
houses and period cottages with
some more recent dwellings.

Local amenities include: - post
office, shop/butchers, primary
school, village hall, playing field
and 2 churches.

Communications are good with
M40 (J10) approximately 3 miles
and mainline railway link from
Bicester North to London/
Marylebone from approximately
47 minutes.

An excellent choice of
independent schools in the area
include: - Preparatory schools St
Johns Priory (Banbury),
Winchester House (Brackley) and
The Dragon and Summerfields
(Oxford). Senior independent
schools include: - Tudor Hall,
Bloxham School, (Bloxham); St
Edwards, Headington and Oxford
High (Oxford); Radley and Stowe
schools.

More extensive facilities can be
found in the market towns of
Banbury (approx. 10 miles) and

Bicester (approx. 7 miles) with
Oxford (approx. 15 miles) and
Milton Keynes (approx. 27 miles)
offering a wider variety of
cultural and leisure facilities.

Leisure activities include golf and
polo at Kirtlington, racing at
Towcester, Stratford and
Warwick; motor racing at
Silverstone; Soho Farmhouse
private members club and world
renowned shopping at Bicester
Village.

About this property

Situated towards the edge of the
village, Heath Farm is tucked
behind the Church of St Olave
and borders open countryside.

Constructed of local stone, the
property is Grade II Listed and
with origins dating to the 1700's
the property retains a wealth of
period features contributing to
its charm including back to back
Inglenook fireplaces, chamfered
exposed beams, shutters and
window seats.

Upon entering the house, you are
welcomed into an impressive
vaulted open plan style kitchen/
breakfast room with four door oil
fired Aga and into a stunning
green oak glazed dining/garden
room. There is a utility room off
the kitchen which gives access to
the courtyard and to the ground
floor guest bedroom with en-
suite shower which could be used
for Airbnb or for au pair,
independent teenagers or elderly
relative.





There are three versatile reception rooms, offering space and scope for family life and entertaining depending on needs.

The study benefits from ample built in storage units on two walls, one housing the boiler.

The principal bedroom has an original fire place and fitted wardrobes and is dual aspect with views of countryside and over the courtyard.

Three further bedrooms all have period features such as exposed floor boards, window seats and sloping ceilings.

Outside, the property is approached up a private, shared tarmac drive over which Heath Farm enjoys a right of way.

Attractive courtyard parking area with duck pond fed by a natural spring. Gated access from the courtyard to the paddock.

Traditional dry stone walls surround most of the gardens to the rear which are mainly laid to lawn with shrub borders.

There is a useful double garage and workshop.

The garden is separated from the paddock by a dry stone wall or stock proof post and rail fencing and the two paddocks are separated by a ditch and hedge.

In all about 6.77 acres.

AGENT'S NOTES:

- A footpath crosses the property. Please refer to site plan for further information.
- Goose Farm owns the first part of the drive over which Heath Farm has right of way.

DIRECTIONS (OX27 7QS):

From M40 (J10) Ardley take the A43 following signs to Silverstone and Northampton. Take the left turning on the roundabout with junction to the B4100 direction Adderbury. After approximately one mile take the left turn signposted Fritwell and proceed along this road into the village and carry on to North Street. Proceed past the Manor House on the right and just after the little triangular green take the left turning signed Heath Farm and Goose Farm. Proceed straight up the drive, through the gates and in to the court yard next to the duck pond.

SERVICES:

Mains water, electricity and drainage are connected to the property. Heating and hot water are provided by 2 oil fired boilers.

COUNCIL TAX BAND: G

DISTRICT COUNCIL:
Cherwell District Council
Tel: 01295 252535

POSTCODE: OX27 7QS

TENURE: FREEHOLD

Viewing

Strictly by appointment with Savills





Ordnance Survey Crown Copyright 2015. All rights reserved.
Licence number 100023432.
Printed Scale - 1:2000. Paper Size - A4





Heath Farm, Fritwell, Oxfordshire
Gross internal area (approx) 3,8996 sq ft
Outbuildings 301 sq ft
Total 4,197 sq ft



savills

savills.co.uk

Nick Rudge
Savills Banbury
01295 228002
nrudge@savills.com

Approximate Floor Area = 362 sq m / 3896 sq ft
Garage = 28 sq m / 301 sq ft
Total = 390 sq m / 4197 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 284042

Important notice: Savills, their clients and any joint agents 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 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12020181 Job ID: 154904 User initials: HS

