

Traditional farmhouse overlooking open countryside



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 ensuite 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



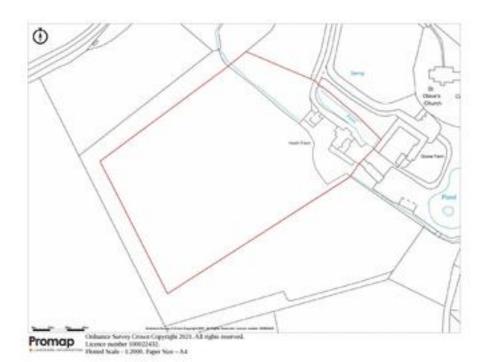






















savills

(0)

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

Ground Floor





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



