MANOR FARM
FEWCOTT, OXFORDSHIRE

Approximate distances:
Oxford 15 miles • Banbury 14 miles • Bicester 6 miles (main line station)
M40 (J11) 6.2 miles
All distances are approximate

A recently renovated farmhouse with stables, outbuildings and land

Ground Floor: Reception hall • Drawing room • Sitting room • Dining room • Study • Kitchen/breakfast room
Utility room & cloakroom

First floor: Master bedroom en suite and dressing room
Bedroom 2 and en suite • Bedroom 3 and bedroom 4/dressing room • Family bathroom

Second floor: 3 bedrooms and w.c.

Outside: Party barn and office • Workshop tack room and store.
7 stables • Hay store • Tack room • Swimming pool gardens • Paddock and parking

In all about 1.3 acres

SAVILLS BANBURY
36 South Bar, Banbury, Oxfordshire, OX16 9AE
01295 228 000
banbury@savills.com

Your attention is drawn to the Important Notice on the last page of the text
SITUATION

Fewcott is a small conveniently located village some 15 miles north of Oxford. It has an attractive blend of stone built houses and cottages and has a local public house. There is a nearby shop and primary school in Fritwell, and a church and pavilion offering various sporting activities. Bicester North 6 miles, with its main line railway link to London Marylebone (approximately 46 minutes) is within easy reach as are Oxford and Banbury, the M40 and the A34.

DESCRIPTION

Grade II listed Manor Farm which has been renovated and extended by the current owners to create wonderful spacious family living. The outbuildings and stables offer a huge amount of flexibility currently used for equestrian purposes, however they do have the potential to be converted into garaging, living accommodation or further store rooms. Planning permission was granted in 2017 to rebuild the stables to provide new stables with one bedroom flat above.

The recently extended kitchen with underfloor heating is the hub of the house as it links the sitting room and dining room with a glass roof allowing light and morning sun. There are views and access onto the rear garden from the kitchen and into the utility room. A bespoke Nichols kitchen has been fitted, with many wall and base units providing very useful storage, with built in dishwasher and Aga. The peninsula provides a breakfast bar and seating area for informal dining, however there is space for a much larger family dining table in the middle of the room, creating a wonderful space for entertaining. There are double partially glazed doors into the formal dining room with double doors leading out on the garden patio. The sitting room has a large stone fireplace, window seat overlooking the front and door through to the reception hall. The reception hall has wooden flooring, a very welcoming room with access to the drawing room, dining room and sitting room and stairs to the first floor. The drawing room has a high ceiling and is double aspect overlooking the front and rear garden. There is an open fireplace with stone surround. The study is a tranquil space to read books or watch films on the home cinema screen.

On the first floor is the master bedroom with en suite bathroom and dressing room which overlooks the stable yard. Bedroom 4 is currently used as a second dressing room but could also be used as a separate bedroom or nursery. Bedroom two, a large double with en suite, situated at the far end of the house, so a good room for guests or an au pair has access to the rear staircase which goes to the utility room. Bedroom three, also a large double, and family bathroom are situated on the first floor.

On the second floor are three further bedrooms and w.c. ideal children’s bedrooms.
OUTSIDE

There is a stone barn with slate roof which consists of a tack room with fitted units, sink and separate w.c., all suited to any outdoor country pursuits. A workshop, store and stable are also situated on the ground floor. On the first floor is a large party/games room and office with wooden flooring, a wonderful space for entertaining, working or hobby crafts. To the rear are a further six stables, hay store and a second tack room. The principle stable building could be converted to further accommodation and benefits from planning permission granted 2017, or garaging and workshops subject to planning. There is a heated swimming pool run from an air source heat pump, enclosed by a wooden fencing and stone walling. The gardens extend to the rear of the property with a large lawn and formal landscaping with mature trees and shrubs including apple and pear trees. There is a patio immediately adjacent to the property providing an ideal barbeque area and space for outdoor seating. There is also a small paddock.

ACCOMMODATION

See floor plans below.
SERVICES
Mains water, electricity and drainage. Oil-fired central heating. BT connected subject to the usual transfer regulations. Broadband available.

COUNCIL TAX BAND
G

LOCAL AUTHORITIES
Cherwell District Council

TENURE
FREEHOLD

FIXTURES AND FITTINGS
Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. curtains are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

AGENTS NOTE
There is a footpath which runs through the front gate passing between the house and the barn and out through the paddock.

POSTCODE
OX27 7NZ

DIRECTIONS
From Banbury take the A361 to Adderbury. Turn left at the traffic lights towards Aynho. Drive through the village and out the other side. Turn right to Souldern and then immediately left towards Fritwell. Drive into the village of Fritwell. After the primary school turn left to Fewcott. The property can be found on the left hand side as you enter the village.

VIEWINGS
By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills’ staff who has seen the property in order that you do not make a wasted journey.
MANOR FARM, FEWCOTT
Approximate Gross Internal Area:
Main House: 409 sq.m. / 4,403 sq.ft.
Outbuildings: 265 sq.m. / 2,853 sq.ft.
Total: 674 sq.m. / 7,256 sq.ft.

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. Details prepared and photographs taken: September 2018.

Kingfisher Print and Design Ltd. 01803 867087.