

BEAUFORST HOUSE

NEWINGTON • OXFORDSHIRE



savills





BEAUFORREST HOUSE

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M40 (Junction 7) 7 miles • Oxford 9 miles

Didcot train station 10 miles (London Paddington 42 minutes) • Central London 50 miles

(Distances and time approximate)

A beautiful Grade II listed Georgian country house with secondary accommodation and wonderful Oxfordshire views

Reception hall • Drawing room • Kitchen/breakfast room • Library/study • Sitting room

Television/playroom • Boot room • Loggia

Principal bedroom suite with en suite bathroom • 4 further bedrooms, 2 with ensuite facilities

Family bathroom and shower room

Cellar

One bedroom staff/guest cottage

Outbuilding with workshop and utility room

Garaging

Beautiful landscaped formal gardens with frontage to and fishing on the River Thames

In all about 4 acres.

For sale freehold.



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Oxford, OX2 7DE

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cewickens@savills.com

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58-60 Bell Street, Henley-on-Thames
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01491 843 010
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33 Margaret Street
London, W1G 0JD

020 4502 7943
hmaconochie@savills.com



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



SITUATION

Beauforest House is set in an elevated position in the village of Newington, just to the south west of Stadhampton which provides local amenities, including a shop and petrol station, as well as two public houses one of which is the renowned Crazy Bear. Despite its rural location, the house is only about 9 miles from the centre of Oxford.

Communications to the house are excellent, with Junction 7 of the M40 being a mere 7 miles away, providing easy access to London and the South, Birmingham and the North. Didcot mainline station is within 10 miles, and provides a regular high speed service to London Paddington, taking from only about 42 minutes. Haddenham and Thame Parkway is around 13 miles away with an excellent train service to London Marylebone taking from around 38 minutes.

RECREATIONAL & SCHOOLS

The area has very good recreational facilities, with a selection of golf courses, including the Oxfordshire Golf and Country Club, Waterstock Golf Course and Thame.

Horse racing can be enjoyed at Newbury, Ascot and Windsor, with Cheltenham also being within easy reach.

There is also a local network of walks and rides with nearby footpaths and bridleways across the surrounding countryside.

Excellent schools are in abundance locally with St Edwards, The Dragon School, Summer Fields, Headington, Oxford High School and Magdalen College School in Oxford, as well as Abingdon, Moulsoford, Cothill House, Radley College and Wycombe Abbey.





BEAUFORREST HOUSE

Beauforest House is a magnificent Grade II listed Georgian house with views over its gardens, the River Thames and beyond.

The oldest parts of this former rectory date from about 1500 and the later Georgian additions from the late 18th century.

The accommodation is well laid out, with all the reception rooms flowing around the reception hall. The principal rooms are of classic proportions, with high ceilings and characteristic features of a house of this period, such as fine cornicing and large open fireplaces, with the majority of the reception rooms and first floor bedrooms still having working window shutters. The house is built of limestone with some rendering, the front façade together with the rooms immediately behind it having been constructed in the year 1800.

The house has been updated by the current owners, with complete modernisation having taken place to create an ideal family home.

The property is entered through electric wooden gates along a gravel drive, from which steps lead up to the front door with pilasters, beneath a triangular pediment.

The double height hall, with wooden floor, has a sweeping staircase leading up to an open galleried landing above.

The library has a fine fireplace and fitted wooden shelves.

The drawing room, on the western side of the house, enjoys large bay windows, ornate cornicing and fireplace.

The corridor beneath the stairs leads through to the sitting room with fireplace and large sash window and beyond to the kitchen/breakfast room. The kitchen has a central island and a 4 door Aga, the room retaining original features including exposed beams. A door at the far end leads through to a boot room with WC, there is an external door to the outbuilding with utility room and a second door through to a sitting room currently used as TV come children's play room. The loggia is beyond and accessed from this room.

On the first floor the exceptional proportions of the rooms continue throughout the bedrooms at the front of the house. The principal bedroom enjoys fantastic views of the grounds and countryside beyond through large bay windows, it has a dressing room with fitted cupboards and an ensuite bathroom. Bedroom 2 is accessed from the principal bedroom, with a second door through to the stairs to the second floor. There is a guest bedroom opposite the principal bedroom with bath, WC and basin, and views over the front of the house.

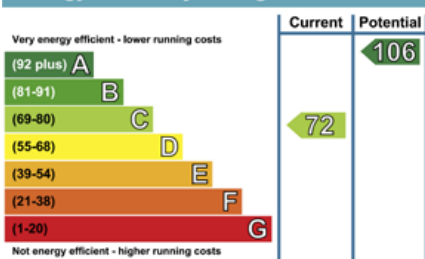
From the main stairs, a door leads through to a corridor to the remaining bedrooms, passing the stairs to the second floor, through to bedroom 3 (with its own en-suite) and the family bathroom. On the second floor there is a further bedroom with sink and another bedroom beyond.





The Cottage

Energy Efficiency Rating



BEAUFORST HOUSE

Approximate Gross Internal Area:

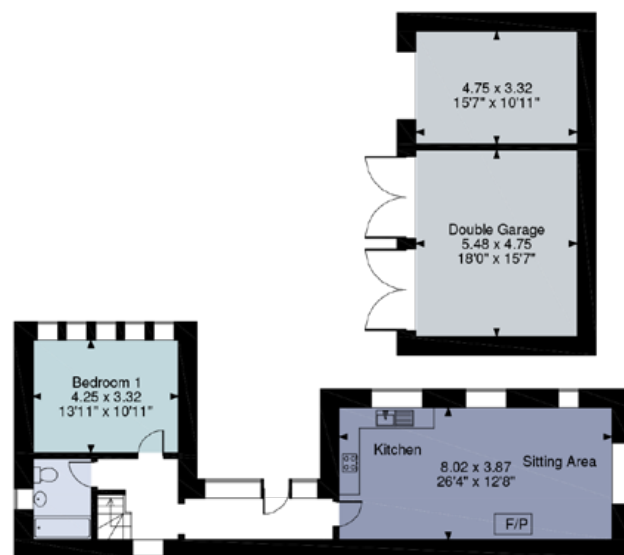
Main House: 5,801 sq ft / 539 sq m

Double Garage: 459 sq ft / 43 sq m

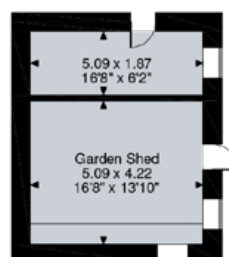
Outbuilding: 881 sq ft / 82 sq m

Cottage: 736 sq ft / 68 sq m

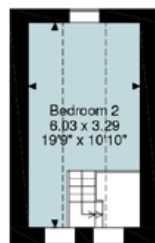
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Cottage Ground Floor



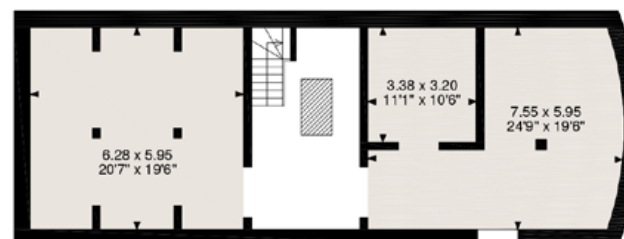
Outbuilding



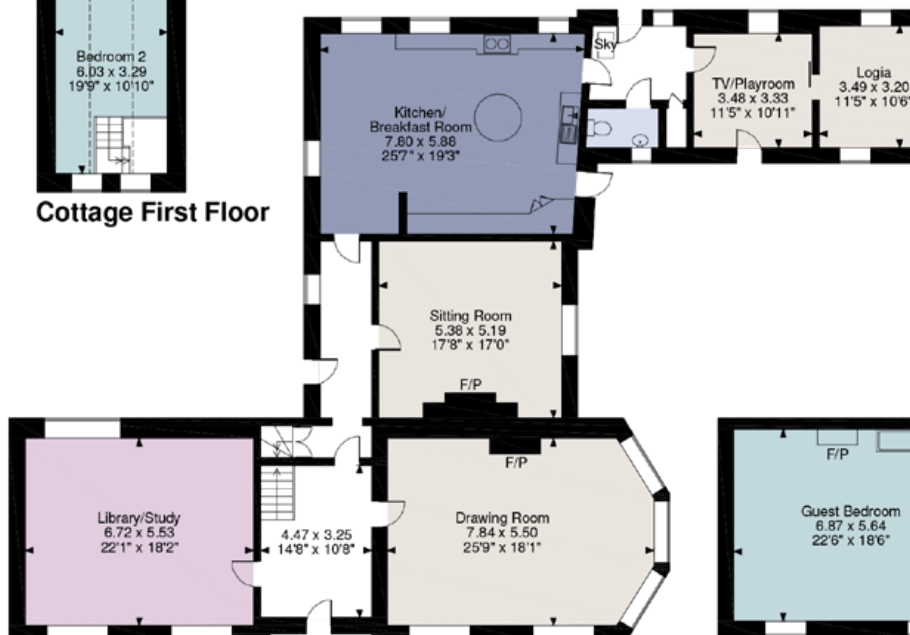
Cottage First Floor



Second Floor



Cellar



Ground Floor



First Floor



The Cottage

THE COTTAGE

Converted from a range of outbuildings, the cottage is ideal for staff or guests and comprises an open plan sitting room and kitchen, separate bedroom and shower room with a bunk room in the loft above. It is positioned to the right of the entrance gates.

GARDENS AND GROUNDS

Beauforest House is in a beautiful setting, in the middle of 4 acres of unspoilt countryside, with a mixture of formal gardens, gently sloping lawns down to the River Thames, an island accessed via a bridge and woodland.

The immediate gardens comprise a stone paved terrace to the east of the house and lawns along with herbaceous and shrub borders.

At the front of the house there is a large turning circle with formal gardens beyond and then an enclosed lawn with yew hedging, centred with a decorative pond. Paths have been cut through the remaining areas of the garden which have been left more informal. A beautiful woodland walk leads down to the bridge in the far corner of the grounds, giving access to the island. At the far end of the island there is a drawbridge giving access to the bank on the far side of the river.

Within the grounds there are further water features, as well as many recently planted young trees, which create beautiful vistas over the land to the countryside below.







SERVICES

Beauforst House and cottage are attached to mains water and electricity. The main house and lodge have gas fired central heating, both are on mains drainage

FIXTURES AND FITTINGS

All fitted carpets and light fittings are included within the sale. All blinds, curtains, furniture and garden ornaments may be available under separate negotiation.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefits of any rights of way, either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

LOCAL AUTHORITY

South Oxfordshire District Council.
Tel: 01491 835 351.

DIRECTIONS (OX10 7AG)

From London proceed west on the M40 motorway to Junction 7. Turn left onto the A329 signed to Stadhampton and Wallingford. Continue through Little Milton and in Stadhampton turn right at a mini roundabout signed Wallingford (A329). After about 300 metres turn left onto the A329 signed to Newington. Continue on for a mile into the village of Newington and the main gates to Beauforst House can be seen on your right immediately before the church.

VIEWING

Viewing is strictly by appointment only via Savills.

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