



RECTORY FARM

Oddington, Oxfordshire, OX5 2RA

savills

Former farmhouse with over 20 acres in a glorious rural edge of village setting close to Oxford

Entrance porch ♦ entrance hall ♦ cloakroom
♦ sitting room ♦ snug ♦ kitchen/dining room
♦ laundry room ♦ garden room ♦ 5 bedrooms
♦ 2 bath/shower rooms ♦ cellar ♦ gardens ♦ grounds
and paddocks extending to over 20 acres ♦ stone
garage/store with planning for annexe conversion
♦ further extensive outbuildings including storage
barns and stables

DIRECTIONS

From Oxford proceed north along the Banbury Road (A4165) and either proceed to the Kidlington roundabout and take the right hand turn through Gosford and then follow the signs to Islip or earlier, on leaving Oxford bear left at the Banbury Road roundabout, proceed along Sunderland Avenue and at the Woodstock Road roundabout take the fourth exit onto the A44 to the Peartree roundabout and follow the signs northwards on the A34, turning off to the left after a distance on the A34 signposted Islip. On reaching Islip in the centre of the village, after the Red Lion public house, turn left into Middle Street. Continue along this road out of Islip and after approximately one mile take the first turning right into Oddington. Proceed into the village and Rectory Farm will be seen on the left, just before the church on the right.



SITUATION

Oddington is an attractive small village, one of the seven located around the edge of Otmoor, a wonderful rural area which has been designated as a site of special scientific interest, and with its RSPB reserve of water meadows and reed beds it is a paradise for bird watchers and botanists. Oddington itself has a number of period and character properties, two village greens and a beautiful parish church with a 13th century tower. The nearby villages of Charlton on Otmoor and Islip have village schools, public houses, village halls, churches and other amenities. For those wishing to enjoy the immediate surrounds, Otmoor provides lovely countryside walks and riding along the footpaths and bridleways. An extensive range of shopping, recreational and cultural amenities are available in the university city of Oxford approximately 10 miles to the south west and Bicester approximate 8 miles to the north.

Transport communications are excellent. By road via the A34 and M40 and by rail with mainline railway stations at Islip (2 miles), Oxford Parkway (5 miles) and Bicester (8 miles).

DESCRIPTION

Rectory Farm is a most attractive and charming period farmhouse, listed Grade II, which has in recent years been attractively modernised and extended to create a lovely family home in a fantastic edge of village setting with views surrounded by its own land.

Dating from the early 18th century with later additions, the farmhouse is built of limestone under a tiled roof and offers versatile accommodation, predominantly over two floors, with additional recently upgraded accommodation to the attic rooms. On the ground floor there is a good size drawing room, cosy second sitting room/snug and a practical interconnecting kitchen/dining/family room with a very useful laundry/boot room off and a cellar.

On the first floor there are four good sized bedrooms and a family bathroom with shower and the attic rooms have been arranged as another good bedroom and very generous second family bathroom with separate shower. The majority of the rooms enjoy a lovely outlook across the property's gardens and grounds and the countryside beyond. Adjacent to the house is a period stone outbuilding comprising garaging and stores and this has planning permission and listed building consent to provide ancillary accommodation. A long private driveway leads from the road to the house and passing between the house and the stone barn, the drive leads to the former farmyard with barns and stabling.



GARDENS AND GROUNDS

The main garden areas lie to the east, south and west of the house with panoramic views. The gardens are predominantly laid to lawn with mature trees and hedging.

A site plan is provided showing the extent and location of the agricultural land which is enclosed by post and rail fencing and is essentially pastureland.

Rectory Farm is perfect for those looking for a comfortable well proportioned family house with modern conveniences and character and enjoying a rural village location, yet within easy reach of Oxford and London.

ADDITIONAL INFORMATION

Services: Mains water and electricity connected. Private drainage. Oil fired central heating.

Local Authority: Cherwell District Council

Tenure: Freehold

Photographs taken and brochure prepared May/June 2018

Viewing: Strictly by appointment with Savills.





FLOORPLANS

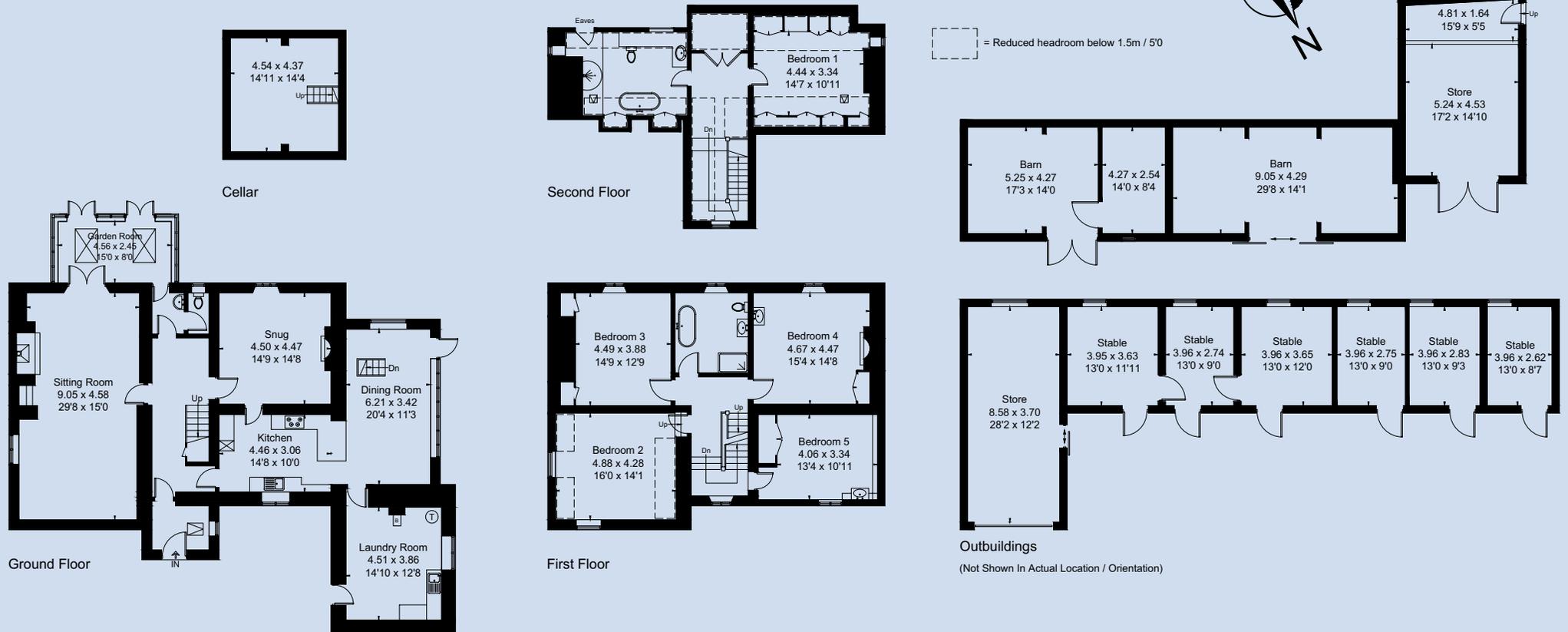
Gross Internal Area (approx) = 336.7 sq m / 3624 sq ft

Garage = 23.4 sq m / 252 sq ft

Cellar = 19.8 sq m / 213 sq ft

Outbuilding = 217.9 sq m / 2345 sq ft

Total = 597.8 sq m / 6434 sq ft



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