



Exceptional home in parkland style setting

Field View, Woodgreen, Witney, Oxfordshire, OX28 1DE

Freehold with vacant possession on completion



3 reception rooms • kitchen • utility room • cloakroom
• 5 bedrooms (all en suite) • detached double garage •
landscaped gardens, grounds & paddock, in all about 1.75
acres

Local information

Field View is situated in a parkland setting off Woodgreen, close to Witney town centre. Witney is an attractive market town offering quality shopping (including Waitrose), restaurants, cinema, as well as educational and recreational facilities. Mainline stations at nearby Charlbury and Long Hanborough (London Paddington in approximately 75 and 62 minutes respectively).

About this property

Field View is an impressive and unique family house, situated in private gardens, yet still close to the town centre. The property was built in 1959 for Miss Janet Early of the family who founded the town's famous blanket company. Enjoying southerly views across the private, landscaped gardens and the paddock which is separated by a ha-ha. In recent years the property has been extensively refurbished and extended and now provides spacious and well-appointed accommodation. Of particular note is the kitchen with an Aga and companion, large island and Miele appliances. The dining room has floor to ceiling windows, bi-fold doors and a large sky light making this an ideal room for entertaining. The sitting room is double aspect with a log burning stove and there is also a snug which has French doors to the terrace. The principal bedroom enjoys views across the grounds and has a dressing area with fitted wardrobes and an en suite bathroom.

The additional four bedrooms all have en suite bath/ shower rooms. The property is approached via a gravelled drive which leads to the detached double garage and ample parking. The landscape gardens complement the property and create a most attractive setting with mature trees, herbaceous borders, fruit trees and a raised kitchen garden. The upper terrace is adjoining the house and is perfect for al fresco dining, with a brick barbecue and lovely views. Off the lawn is a lower terrace protected by stone walling. On the side garden is a delightful rotating summer house.

(Photographs taken July 2019)

Services

All mains services are connected to the property. Gas-fired central heating.

Tenure

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Local Authority

West Oxfordshire District Council

Viewing

Strictly by appointment with Savills





Approximate Area = 298.2 sq m / 3210 sq ft (Including Eaves Storage)
Garage = 31.1 sq m / 335 sq ft
Total = 329.3 sq m / 3545 sq ft
Including Limited Use Area (5.3 sq m / 57 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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