



Edge of Cotswold village with far reaching views

Lower End Farmhouse, 87 Lower End, Leaffield, Oxfordshire, OX29 9QG

Freehold



Edge of Cotswold village with far reaching views over Cornbury Park Estate

Entrance hall • sitting room • dining room/library • kitchen/dining room • 2 studies • cloakroom • ground floor shower room • cellar • 6 bedrooms • 4 bath/shower rooms • double garage and workshop with loft room over • open bay parking • summer house • stores • landscaped gardens

Distances

Charlbury 5 miles (mainline station to London/Paddington from 70 minutes)

Witney 5 miles

Burford 6 miles

Chipping Norton 9 miles

Oxford 18 miles

(All times and distances are approximate).

Directions

From Oxford proceed on the A40 towards Cheltenham leaving at the junction as signed Witney East. Follow the A4022 through Hailey and at Finstock turn left as signed to Leafield. On arriving in the village proceed past 'The Pearl' on the left and the gravelled drive to the property is a short distance on the right opposite Harolds Close. Turn into the drive to a courtyard and immediately right again to Lower End Farmhouse.

Situation

Leafield lies between the market towns of Burford and Chipping Norton at the edge of the ancient Wychwood Forest in the Cotswolds Area of Outstanding Natural Beauty.

With a thriving community amenities in the village include a shop, village hall, church, primary school and public house.

The market towns of Burford and Chipping Norton provide excellent shopping and facilities and Witney also has a hospital, M&S, Sainsbury's, Waitrose and a multiplex cinema.

Charlbury mainline station, (5 miles), provides services to London/Paddington from 70 minutes or Oxford Parkway (17 miles) to London/Marylebone from 60 minutes.

The area is well served for an excellent range of state and independent schools including Leafield C of E Primary School, Burford School, The Henry Box School, Kitebrook, Kingham Hill School, Cokethorpe, St Hughs School and the numerous well regarded Oxford schools.





Description

Situated in the conservation area of the village, Lower End Farmhouse is the main property in a courtyard setting. Constructed of stone below a Stonesfield slate roof, the property is believed to have origins dating to the 17th century and it is not listed. Having evolved over time, the property is attached and now orientated with a new wing which maximises the enjoyment of the open views over Cornbury Park Estate.

Completely renovated by the current owners when they purchased in 1979, and since further extended in 1999, the property extends to over 4000 sq.ft of accommodation lending itself to both family life and entertaining. With huge character, retaining many period features, thought has gone into modern comforts such as underfloor heating throughout the ground floor and ensuite bathrooms. A reception hall nicely connects the period building to the newer extension. Reception rooms include the sitting room, with French doors to the garden and fireplace with wood burner, and a dining room/library with flagstone floor and inglenook fireplace. There is a rear entrance hall which give access to the cellar and also has steps to a ground floor bedroom, with scope for other uses depending on needs. The heart of the home is the open plan kitchen/dining room which, with high ceilings, exposed timbers and triple aspect, enjoys the views.

With a range of work units there is a gas fired AGA and appliances include a gas hob and microwave. There are French doors from the dining area out to the terrace and garden beyond. Also in the extension is a home office with WC/shower room, which could alternatively be used as a bedroom as needed. On the first floor the principal bedroom, enjoying lovely views, has a dressing area and ensuite bathroom. There are 2 more double bedrooms on the first floor and 2 bathrooms and a further 2 bedrooms and bathroom on the second floor.

Outside

The detached stone double garage has a vehicle inspection pit, workshop to rear and loft room above with scope for alternative uses. There is an attached open bay parking area, a garden store and summer house. Gardens to the side and rear are landscaped with a dry stone wall, lavender border pathways and attractive terrace areas.





**General Remarks
and Stipulations**

Tenure

Freehold with vacant
procession on completion.

Agent's Note

The main entrance driveway is
shared with other properties in
the courtyard with one seventh
contribution to any
maintenance.

Services

Mains water, drainage,
electricity and gas are
connected. Solar panels
provide some electricity.
Electric car charger in garage.
BT Internet. Gigaclear ultrafast
broadband available to the
road but not yet connected to
the property.

Local Authority

West Oxfordshire District
Council, Witney - 01993
861000

Viewing

Strictly by appointment with
Savills - 01865 339700

Fixtures Fittings

Those items mentioned in
these sale particulars are
included in the freehold sale.
All other fixtures, fittings and
furnishings including the
garden statuary and plant
containers are expressly
excluded. Certain items may
be available by separate
negotiation. Further
information should be obtained
from the selling agents.





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Gross internal area (approx) 398.5 sq m / 4289 sq ft

Cellar = 15.1 sq m / 162 sq ft

Garage = 74.4 sq m / 801 sq ft

Store = 3.9 sq m / 42 sq ft

Total = 491.9 sq m / 5294 sq ft



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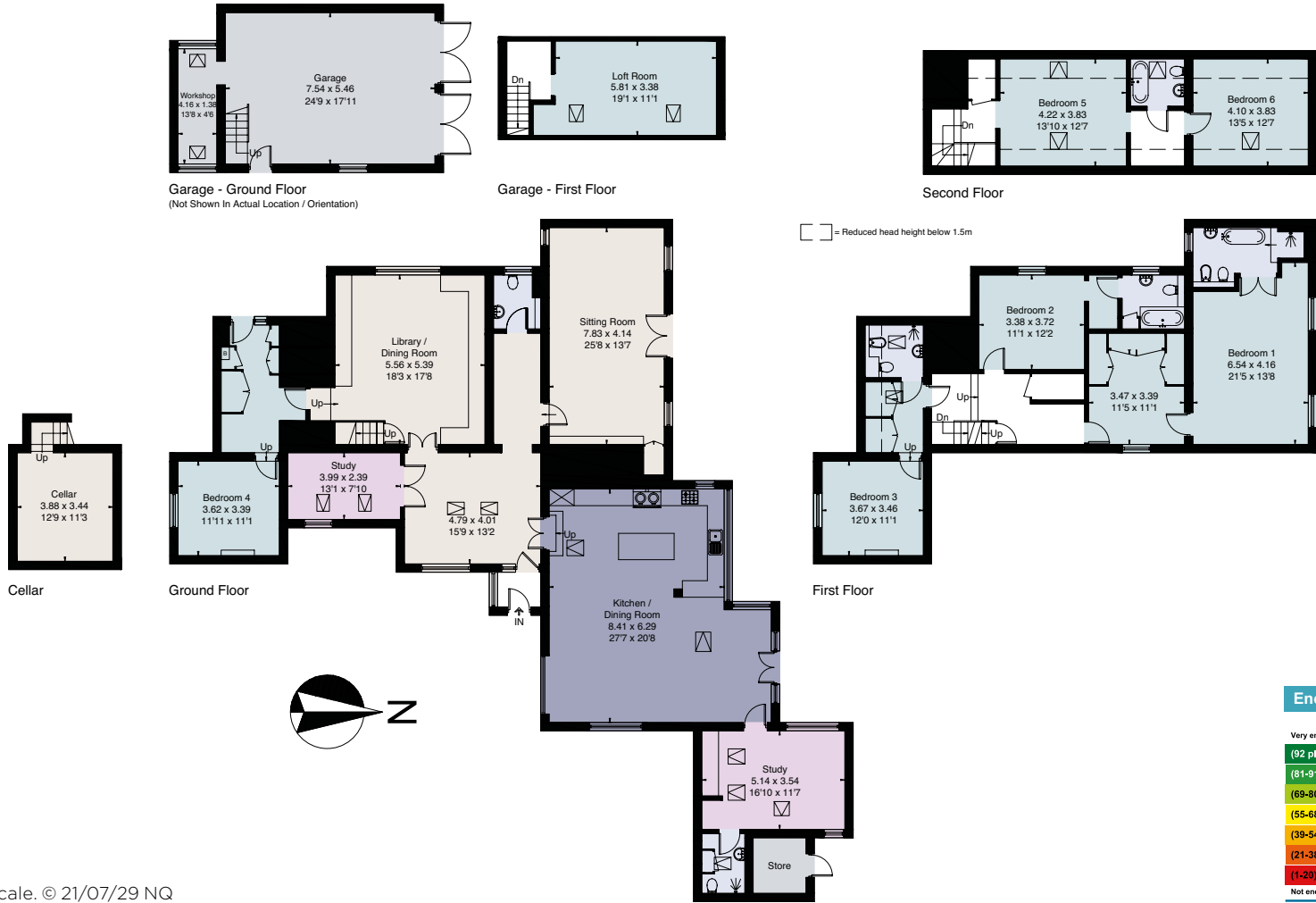
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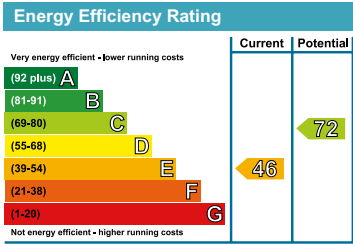
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