

KINGSMERE

Magazine 



THE
COUNTRY
HOUSE
DEPT.





KINGSMERE

16 High Street, Standlake, Witney, Oxfordshire, OX29 7RY



Nestled in the heart of the village, in a peaceful and quiet location, Kingsmere is an attractive and substantial village house which has been thoughtfully improved and beautifully maintained by the current owners, offering well balanced accommodation ideally suited to modern family living. Arranged over three floors, the house provides a wonderful sense of light and space throughout, with elegant reception rooms and generous bedroom accommodation. At the heart of the house is a superb kitchen/breakfast room, ideal for both everyday family life and entertaining, while large windows provide excellent natural light and attractive views across the gardens. Externally, the property is complemented by mature gardens, a converted barn, useful outbuildings and ample parking, creating a peaceful and private setting with an excellent balance of space both inside and out.







THE FINER *Details*

Bedrooms
4/5

Reception Rooms
2

Bath/Shower Rooms
3

Converted Barn & Outbuildings

Acreage
0.49

What3Words
///decks.hoping.adapt

Co-Ordinates
51°43'34"N , 001°25'32"W

Services
Mains electricity, and drainage
Private water supply
Oil fired central heating

EPC
Band E

Council Tax
Band G

Local Authority
West Oxfordshire













ABOUT THIS *Area*



Standlake is a thriving and well-regarded Oxfordshire village offering an excellent balance of rural charm and accessibility. The village provides a strong sense of community together with a good range of everyday amenities, including a parish church, public house, Post Office, village hall, primary school and the well regarded Oxford Downs Cricket Club. Nearby Witney provides more extensive shopping and recreational facilities, including supermarkets and a regular weekly market, while the historic city of Oxford offers a wide range of cultural, educational and leisure amenities. The area is particularly well known for the quality of its schooling, with an excellent selection of both independent and state schools nearby in Oxford, Witney and Abingdon. Positioned on the edge of the Cotswolds, the property is ideally located for access to Burford and Chipping Norton, together with a number of highly regarded country house hotels, farm shops and private members' clubs. Communications are excellent, with convenient road links to Oxford, Swindon and London, while Didcot Parkway railway station provides regular mainline services to London Paddington in approximately 40 minutes. Regular services are also available from Oxford Parkway railway station to London Marylebone.







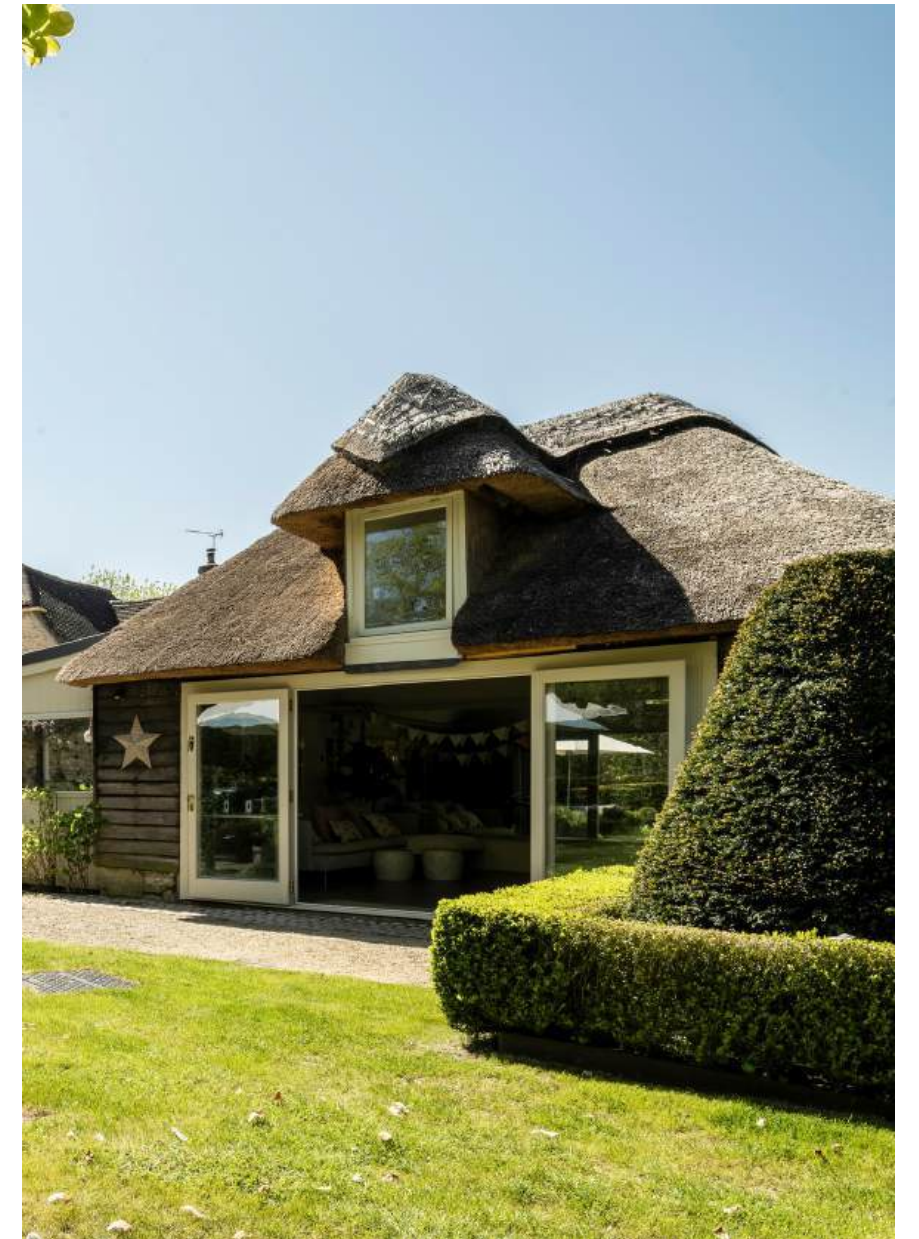
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POINTS OF *Interest*



Towns and Cities

Witney 6 miles
Oxford 13 miles
Abingdon 10 miles
London 68.4 miles

Pubs & Restaurants

The Red Lion, Northmoor
Estelle Manor, North Leigh
The Double Red Duke, Clanfield

Train Stations

Didcot Parkway 15 miles
(London Paddington approximately 40 minutes)
Oxford Parkway 13 miles
(London, Marylebone approximately 55 minutes)

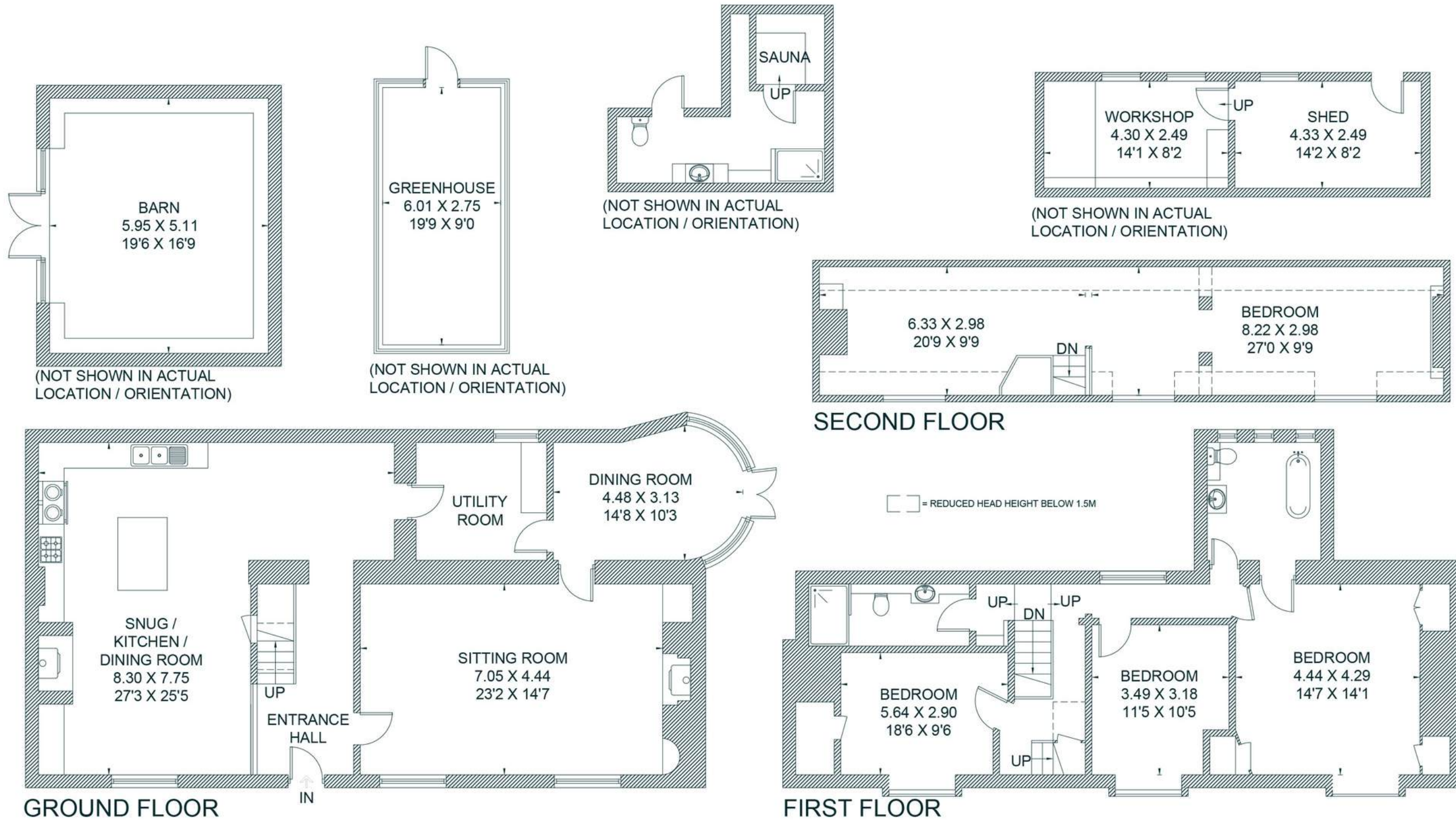
Airports

Birmingham Airport 65.7 miles
London Heathrow 56.8 miles



FLOORPLANS

Kingsmere



Total - 312.0 sq m / 3,358 sq ft
 House - 241.3 sq m / 2597 sq ft | Outbuilding - 70.7 sq m / 761 sq ft |

AREA GUIDE

Oxfordshire 📍

From the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saisons and the renowned Soho Farmhouse. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail.

Walking - Wittenham Clumps

Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths.

Eating Out - Le Manoir aux Quat'Saisons

Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

Event - Henley Royal Regatta

A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

Day Out - Blenheim Palace

A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← *Sold by The Country House Department*



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