

Field House



South Leigh, Witney
Oxfordshire, OX29 6XG

51°46'27"N , 001°25'23"W
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THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



Situated at the end of a private lane and nestled in a tucked away position on the edge of the desirable village of South Leigh, sits Field House. Complete with over 5 acres of gardens and paddocks, the house has evolved over the years and has been beautifully improved and maintained by the current owners. The end result is a wonderful home, perfect for family living or entertaining on a large scale, that includes four bedrooms, a well-appointed open plan kitchen and two reception rooms, all with great proportions and well placed to overlook the grounds. In addition to the main house, there is a home office/studio, two machinery/garden stores, car port and extensive garaging for up to nine cars.











THE FINER DETAILS

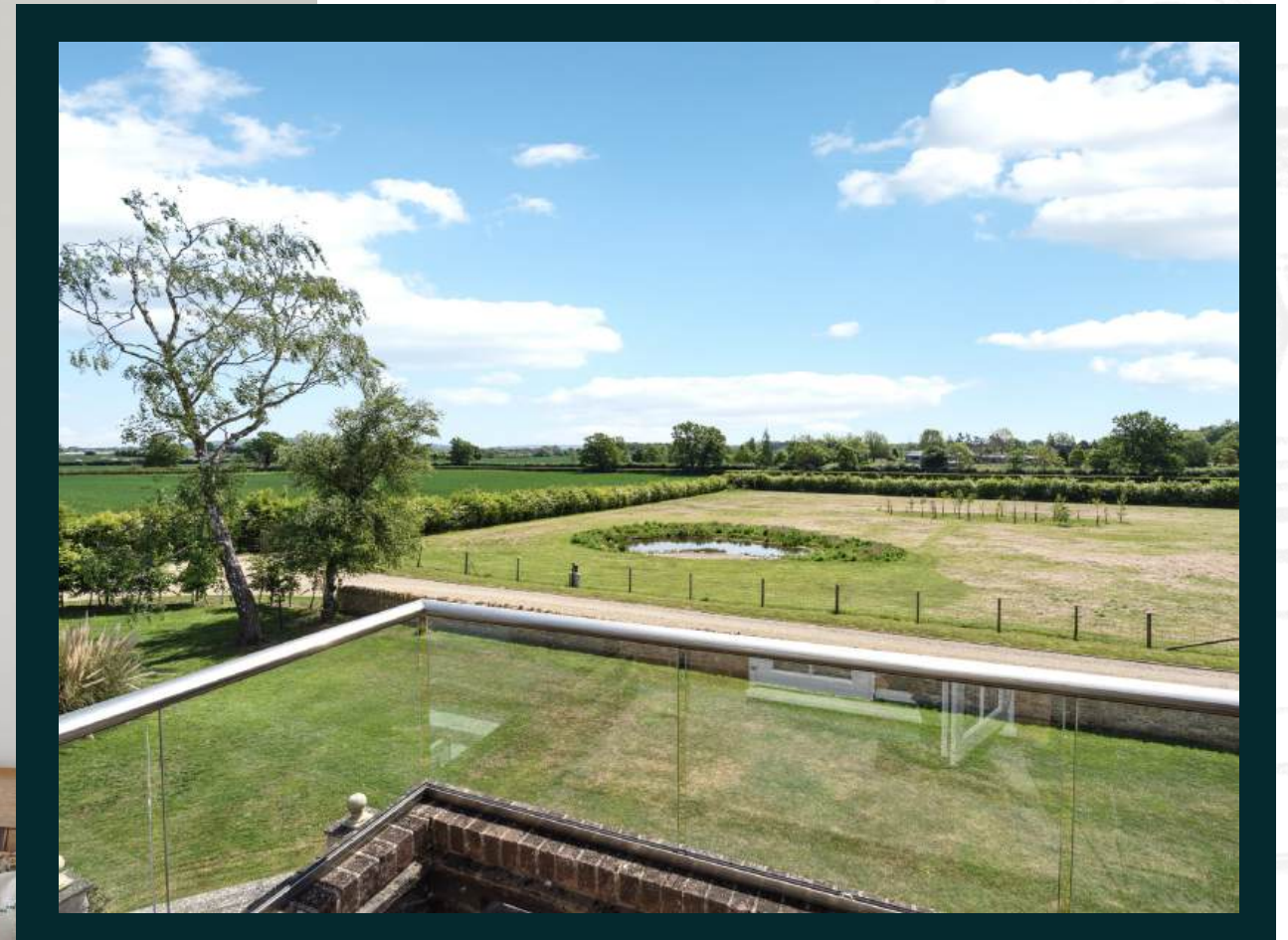


4 Bedrooms
2 Reception rooms
4 Bath/Shower rooms
9 Garages
Home office/studio
Outbuildings
Paddocks
5.58 acres





THE FINER DETAILS



AGENT'S NOTES

There is a footpath running along the driveway

SERVICES

Mains electricity, water and drains
Gas fired heating

EPC
C

COUNCIL TAX
Band F

LOCAL AUTHORITY
West Oxfordshire







ABOUT THIS AREA

South Leigh is a wonderful thriving rural village set in open countryside between Oxford and Witney.

Within the village is a parish church which dates from the 12th century, the renowned Mason Arms public house and a delightful village hall. The community aspect of this village is second to none, hosting events monthly, ranging from croquet and cricket, to bell ringing, pub quizzes and lunches.

Witney and Eynsham provide excellent amenities, including Waitrose and M & S supermarkets, and there is good access to the schools in Oxford, Witney and Eynsham including St. Hughes and Cokethorpe nearby and The Dragon and St. Edwards a few miles away. Estelle Manor, Daylesford and Soho Farmhouse are closeby.

TOWNS & TRAIN STATIONS

Witney 3.3 miles
Woodstock 8.9 miles
Oxford 12 miles
Oxford Parkway station 9.2 miles
London Marylebone from 68 minutes

LOCAL

Mason Arms, South Leigh
Estelle Manor, Witney
Blenheim Palace, Woodstock





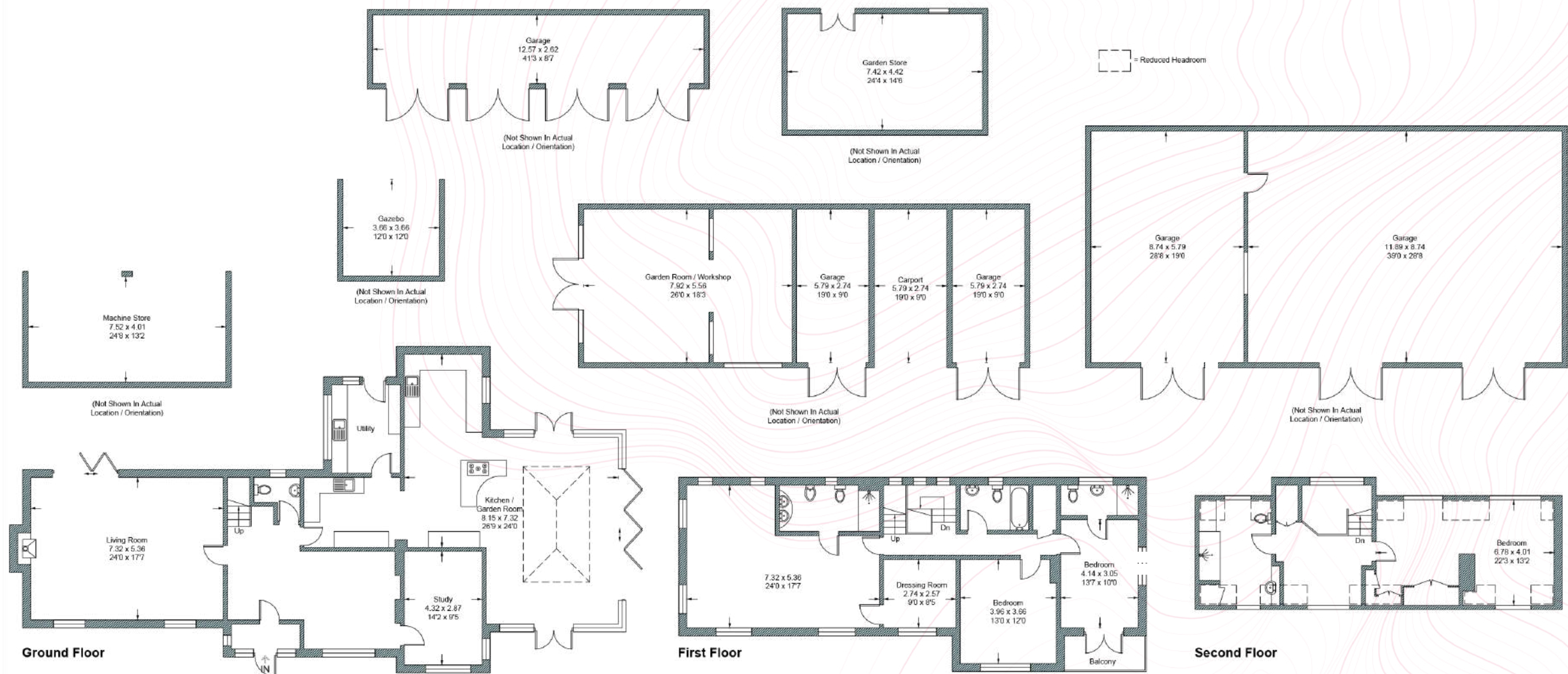








FLOORPLAN



Total - 649.9 sq m / 6,995 sq ft
House - 319.9 sq m / 3,443 sq ft | Outbuildings - 330.0 sq m / 3,552sq ft | Garage - 45 sq m / 485 sq ft

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AREA GUIDE

Oxfordshire

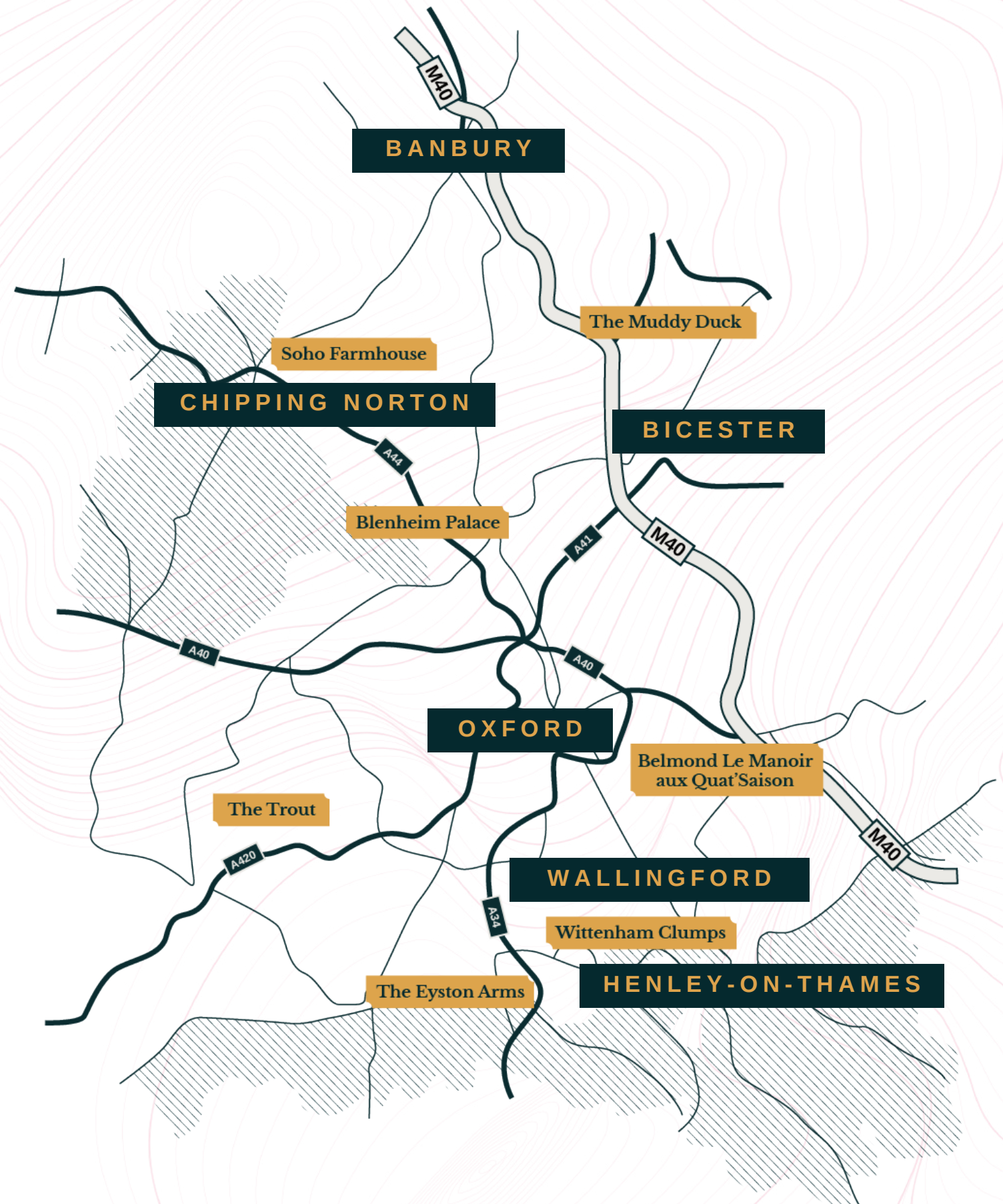
From the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You 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.



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03332 340 901

info@thecountryhousedepartment.com
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