

HOME FARM

Magazine 



THE
COUNTRY
HOUSE
DEPT.







HOME *Farm*

Britwell Salome, Watlington, OX49 5LH



Home Farm presents an exceptional and rare offering: a beautifully curated collection of historic buildings, thoughtfully restored and arranged around an enchanting central courtyard. Steeped in history, with origins dating back to the 16th century, the Grade II listed farmhouse and its accompanying barns have been sensitively enhanced to combine timeless character with refined modern living.

Occupying a private and idyllic position on the edge of Britwell Salome, within an Area of Outstanding Natural Beauty, the setting is both private and highly accessible, with the M40 close at hand and excellent connections to London and Heathrow. The surrounding Chiltern Hills offer superb walking and riding country.

At the heart of the courtyard, the principal barn has been meticulously converted to provide a striking open-plan space, complemented by a mezzanine level and finished with exceptional attention to detail, including oak flooring, underfloor heating, and bespoke Iroko joinery. The additional buildings including a stylish home office, a charming coach house, and the impressive Big Barn offer remarkable versatility for ancillary accommodation, creative pursuits, or entertaining on a grand scale.

The gardens and courtyard, designed with great sensitivity, provide a series of beautifully composed spaces, rich in seasonal colour and texture, extending to approximately 0.46 acres. A delightful gazebo enjoys far-reaching views across open countryside.

Altogether, Home Farm offers a seamless blend of heritage, craftsmanship, and contemporary comfort. Home Farm is a discreet yet highly adaptable country property of considerable distinction.







THE FINER *Details*

Bedrooms
5-7

Reception Rooms
5

Bath/Shower Rooms
4

Annexe
2

Garaging/Barn, outbuildings and stables

Acreage
0.46

What3Words
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Co-Ordinates
51°37'53"N , 001°01'59"W

Services
Main water, electricity and drainage
Oil fired heating for the main house
Electric underfloor heating to Home Barn and the office

Agents note
A planning application has been approved for conversion of the Big Barn
into an indoor swimming pool

EPC
Farm House E
Home Barn F
Coach House D

Council Tax
Band G

Local Authority
South Oxfordshire











ABOUT THIS *Area*



Home Farm enjoys a quintessential setting in the heart of Britwell Salome, a particularly charming and sought-after village at the foot of the Chiltern Hills, within an Area of Outstanding Natural Beauty. The village has a strong sense of community, centred around its historic 12th-century church, the well-regarded Red Lion public house and restaurant, and a delightful farm shop offering local produce.

The nearby market town of Watlington, just 1.7 miles distant, provides an excellent range of day-to-day amenities, including independent shops, cafés and leisure facilities. The surrounding countryside is of exceptional beauty, with Watlington Hill, the Stonor Valley and the Hambleden Valley all offering outstanding opportunities for walking and riding.

Educational provision is well catered for, with Icknield Community College in Watlington and Lord Williams's School in Thame, both offering sixth form education. A wide selection of highly regarded independent schools can be found in Oxford, Abingdon, Henley-on-Thames and High Wycombe, with convenient school transport available nearby.

A number of picturesque villages, including Ewelme, Brightwell Baldwin, Christmas Common and Hambleden, are within easy reach, each offering excellent inns and rural charm. More extensive amenities are available in Wallingford and Henley-on-Thames, with Oxford, Abingdon, Marlow and Thame all within a comfortable drive.

Communications are excellent, with London easily accessible via the M40 (J6), the Oxford Tube coach service, and mainline rail connections from nearby stations.







The Home Barn
934 sq ft | 86 sq m



The Home Office
340 sq ft | 31 sq m



The Farm House
3,151 sq ft | 293 sq m



The Big Barn
1,240 sq ft | 115 sq m



The Granary
452 sq ft | 42 sq m



The Coach House
1,054 sq ft | 98 sq m



The Stable & Store
230 sq ft | 21 sq m



POINTS OF *Interest*



Towns and Cities

Watlington 1 mile
Wallingford 5 miles
M40 (Jct.6) 9 miles
Oxford 12 miles
Henley-on-Thames 12 miles
Wantage 20 miles
Central London 45 miles

Pubs & Restaurants

The Red Lion, Britwell Salome
Farm Shop, Britwell Salome
St Nicolas' Church, Britwell Salome

Train Stations

Didcot Parkway Station 11 miles
(London Paddington 37 minutes)

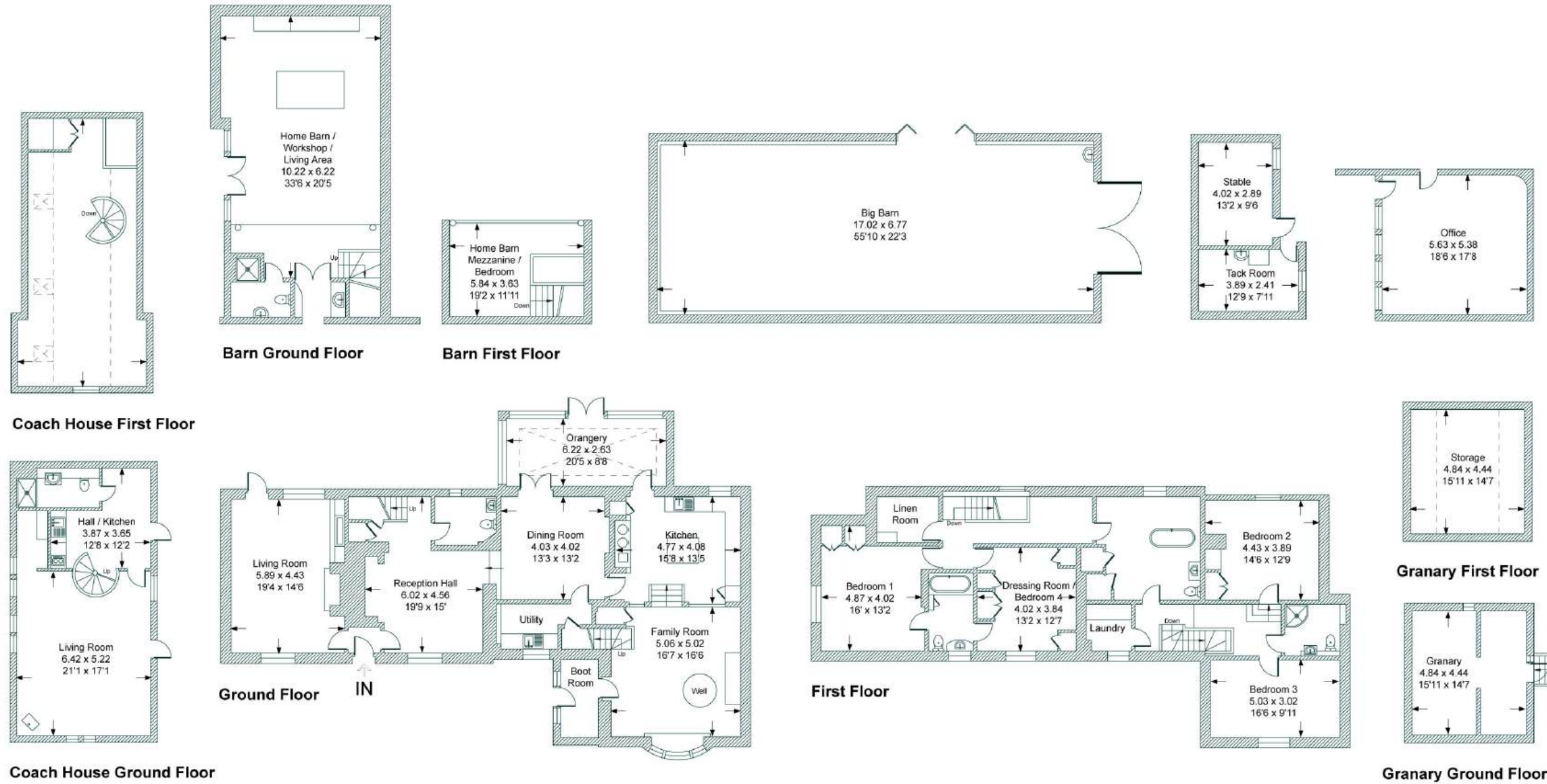
Airports

London Heathrow 38 miles
London Luton 52.6 miles
London Gatwick 70.4 miles



FLOORPLANS

Home Farm



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
Produced by The Country House Department Limited

Total - 687.1 sq m / 7,403 sq ft
House - 293 sq m / 3,153 sq ft | Home Barn - 186 sq m / 934 sq ft | Coach House - 98 sq m / 1,054 sq ft | Outbuildings - 210.1 sq m / 2,262 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.





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