

Church Road, Northmoor Witney OX29 5AX

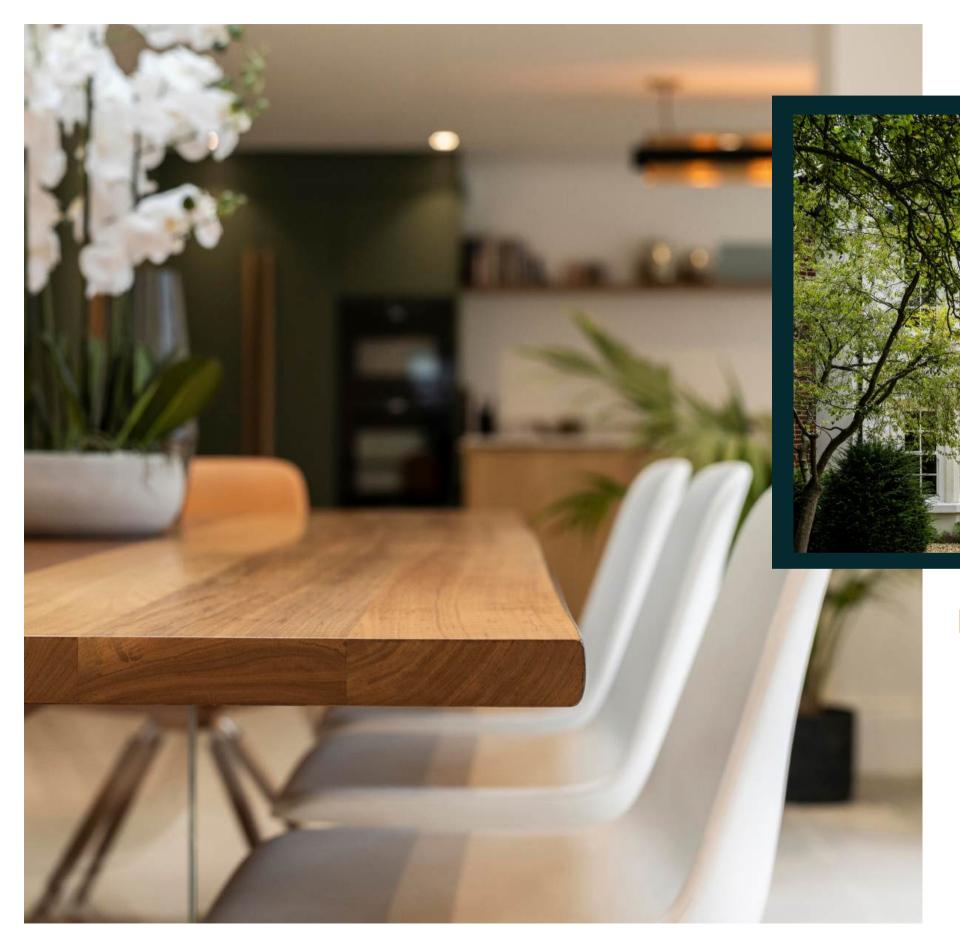
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COUNTRY

HOUSE



ABOUT THIS HOUSE



his impressive family home of over 5,000 sq. ft has been extended and modernised throughout using high-quality finishes and contemporary touches. Highlights include the beautifully crafted kitchen and bathrooms professionally designed lighting, state of the art insulation, underfloor heating to the ground and first floors, and Sonos audio-visual system. As a result, Westview offers a generous sense of space, with a mix of bright, light-filled open-plan living areas and additional well-proportioned reception rooms, which lend this house to modern family living, perfectly. Five spacious bedrooms and four bathrooms occupy the first and second floors. Outside, extensive gardens of just under 3 acres, a separate two-bedroom cottage and a range of useful outbuildings within the grounds, complete this wonderful village home.

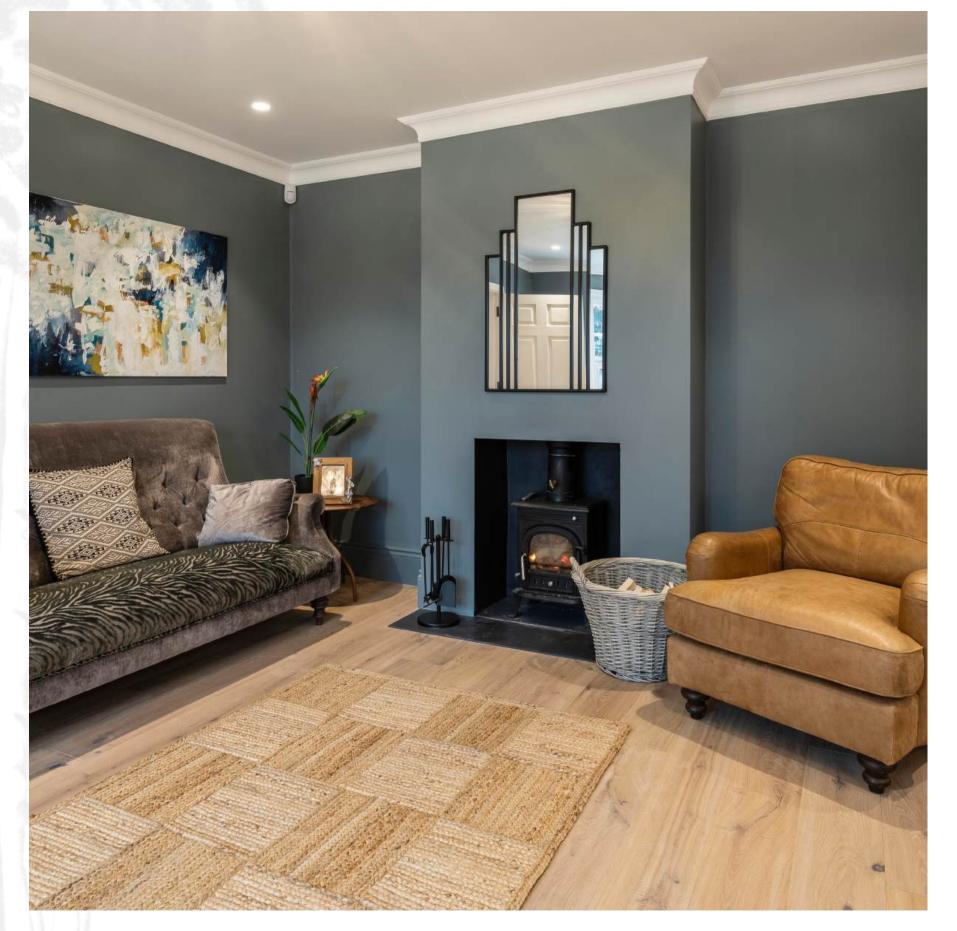










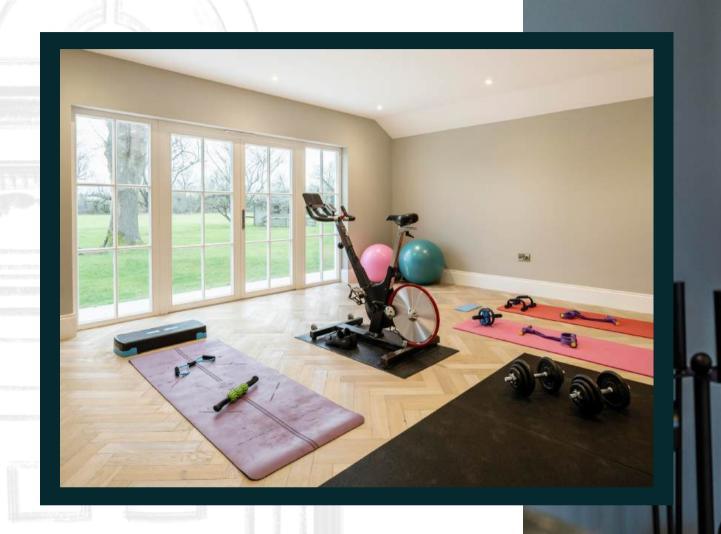








THE FINER DETAILS



BEDROOMS

5/6

BATH/SHOWER ROOMS

4

GYM

1

OUTBUILDINGS

3

RECEPTION ROOMS

4

GARAGING

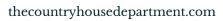
2

ANNEXE

1

ACREAGE

2.92





THE FINER DETAILS



WHAT3WORDS

///outhouse.kennels.regulator

CO-ORDINATES

 $5\,1\,^{\circ}\,4\,3\,^{\prime}\,3\,2\,^{\prime\prime}\,N$, $0\,0\,1\,^{\circ}\,2\,3\,^{\prime}\,0\,6\,^{\prime\prime}\,W$

SERVICES

Mains water, electricity and drainage
Oil fired central heating

EPC

Band D

COUNCIL TAX

Band G

LOCAL AUTHORITY

West Oxfordshire District Council



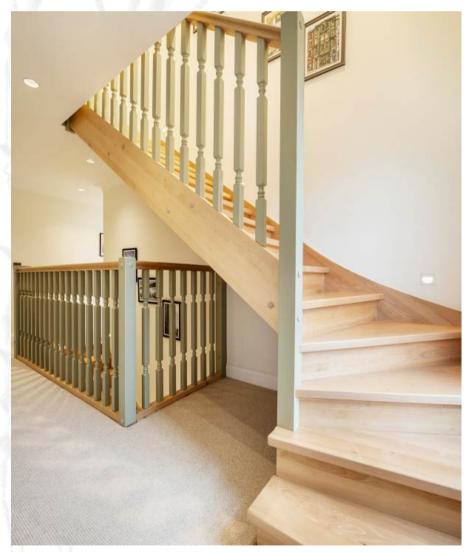














ABOUT THIS AREA

estled in the heart of the Oxfordshire countryside, Northmoor is a charming and exclusive village offering the perfect blend of rural tranquillity and accessibility. Set amidst rolling landscapes and bordered by the River Thames, Northmoor is an idyllic setting for those seeking a luxurious countryside retreat with excellent connections to London and beyond.

Commuters will find excellent transport links, with nearby Oxford Station and Didcot Parkway Station providing direct services to London Paddington. Oxford Parkway also offers a convenient route to London Marylebone. The A40 and A34 road networks ensure easy access to the M40, facilitating effortless travel to London, the Midlands, and the Cotswolds.

Families benefit from proximity to some of the country's finest independent schools. Prep options include Chandlings Prep, Abingdon Prep, St. Hugh's and The Dragon School in Oxford. For secondary education, Cokethorpe, St Edward's, Oxford High School, Abingdon School and the renowned Radley College provide outstanding academic and extracurricular opportunities.

Northmoor enjoys a vibrant community with a highly regarded village pub, The Red Lion, and a monthly market. The nearby market towns of Witney and Abingdon offer boutique shopping, fine dining, and essential amenities, while Oxford's cultural and retail offerings are just a short drive away.

TOWNS & TRAIN STATIONS

Witney 9 miles
Abingdon on Thames 9.7 miles
Oxford City Centre 15 miles
Oxford Parkway Station 11.8 miles
Didcot Parkway Station 18.2 miles
(London Paddington from 37 minutes)
(London Marylebone from 67 minutes)
LOCAL

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















The Cottage





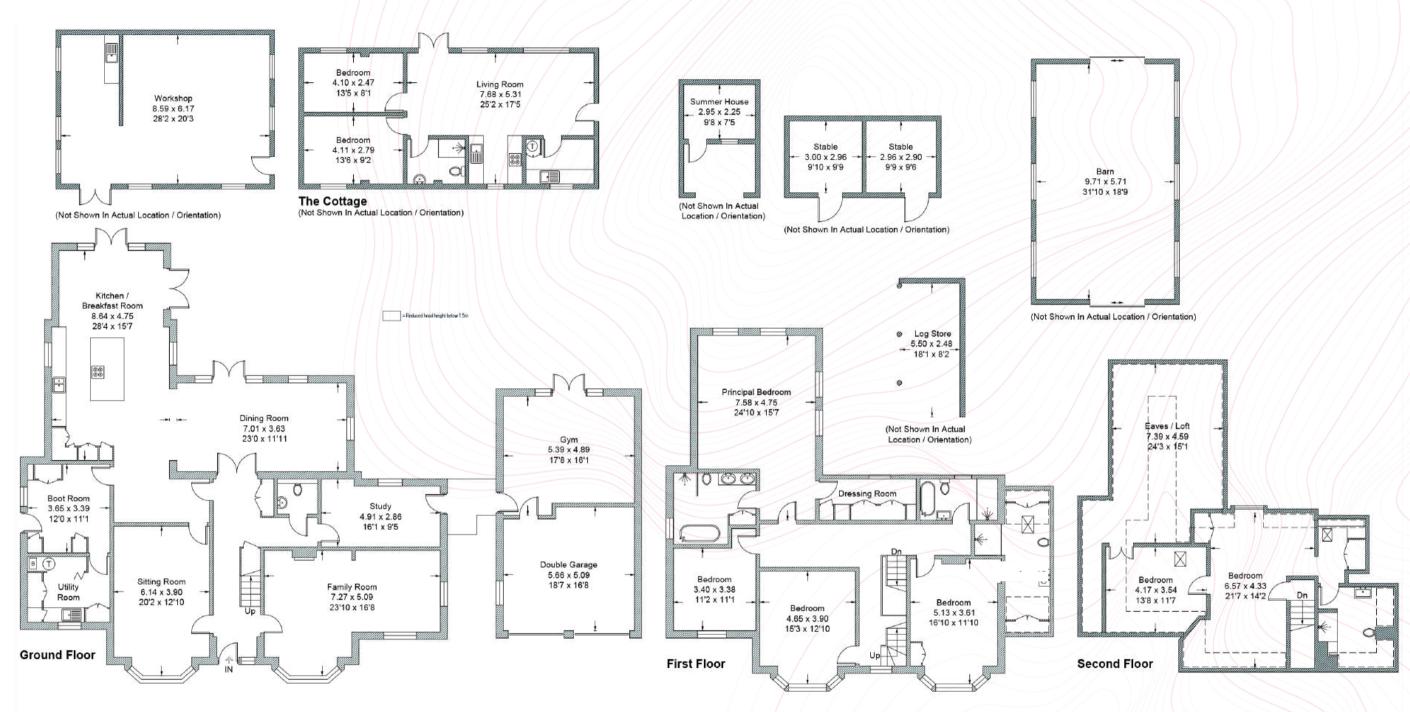






FLOORPLAN





Total - 687.1 sq m / 7,395 sq ft **House** - 489.9 sq m / 5,273 sq ft | **Outbuildings** - 132.7 sq m / 1,428 sq ft | **Cottage** - 64.5 sq m / 694 sq ft

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AREA GUIDE

Oxfordshire

rom 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'Saison 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'Saison

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.

