

CHURCH FARM HOUSE

Magazine 

THE
COUNTRY
HOUSE
DEPT.





CHURCH FARM *House*

Standlake Road, Northmoor, Witney, Oxfordshire OX29 5SX



Approached via a sweeping, tree-lined driveway, Church Farm House is a handsome Cotswold stone residence beneath a Welsh slate roof, dating from 1679 and later enhanced in the Georgian era. The house retains a wealth of period detail, including sash windows, flagstone floors, exposed beams and impressive inglenook fireplaces.

The ground floor provides generous and well-balanced reception space, centred around an extended kitchen/breakfast room with French doors and underfloor heating. A dining room, drawing room and sitting room with wood burners offer excellent entertaining accommodation. Five double bedrooms are arranged over two floors, three en suite.

The gardens and grounds extend to approximately 10 acres, including lawns, orchard, ponds and pasture. Outbuildings comprise a self-contained annexe, extensive carports and a substantial workshop with offices.







THE FINER *Details*

Bedrooms

5

Reception Rooms

3

Bath/Shower Rooms

4

Extensive garaging / workshop

One bedroom annexe

Acreage

9.8

What3Words

///pollution.triads.subjects

Co-Ordinates

51°43'20"N , 001°23'32"W

Services

Main electricity water and drainage

Main house oil fired central heating

LPG for the annex

Solar panels

EPC

Band D for both house and annexe

Council Tax

Band G

Local Authority

West Oxfordshire













ABOUT THIS *Area*

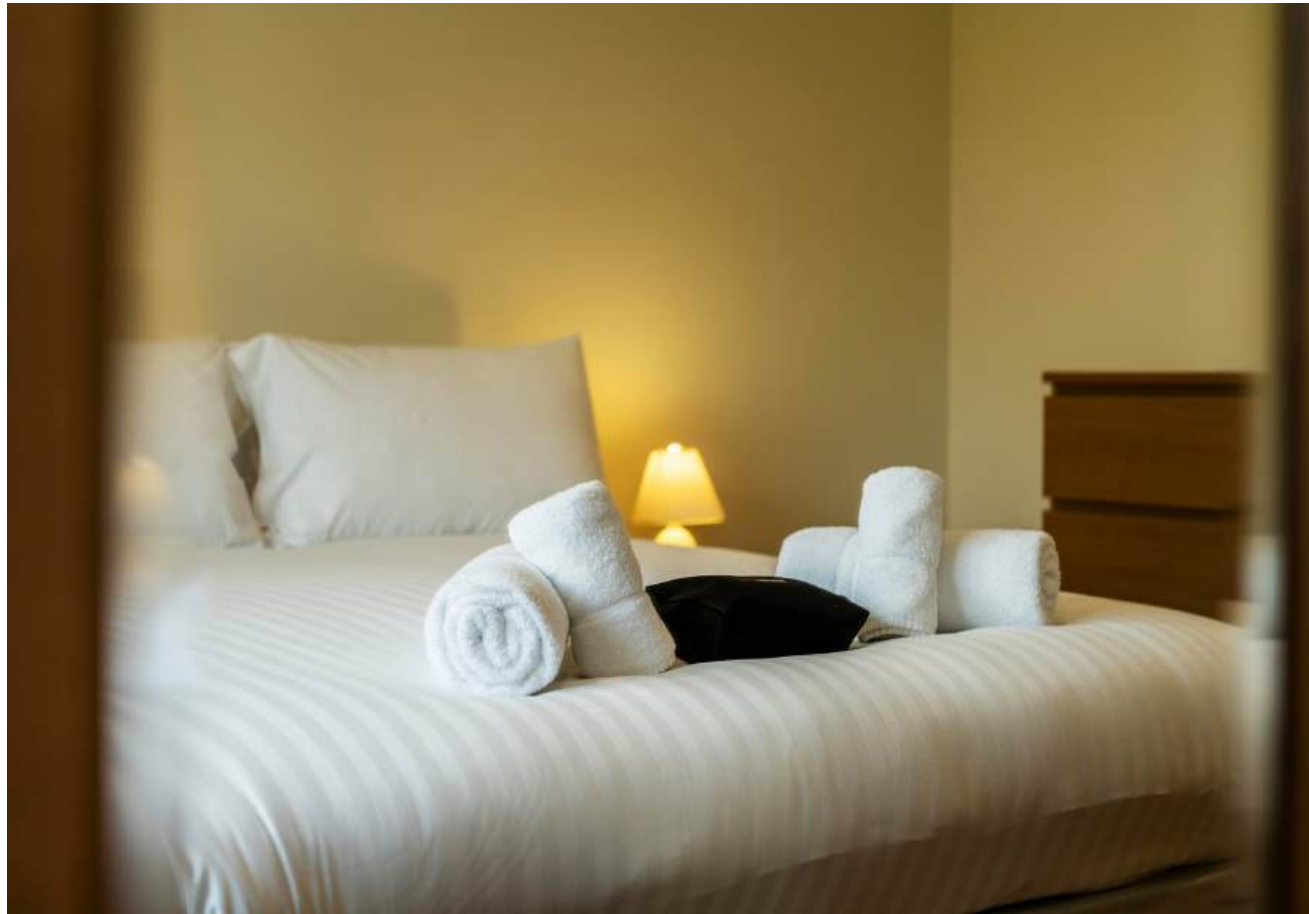


The property is situated in the well-regarded village of Northmoor, a charming and accessible Oxfordshire village set amidst attractive countryside. The village itself provides a public house and parish church, with neighbouring villages offering a further range of amenities including village shops and post offices. More comprehensive shopping, leisure and cultural facilities can be found in nearby market towns and in Oxford.

Didcot Parkway station is within convenient reach and provides a regular mainline service to London Paddington in approximately 40 minutes, making the property well suited for those requiring access to the capital. The area is particularly well known for the quality of its schooling, with an excellent selection of preparatory and senior schools nearby, including both independent and state options.

Positioned on the edge of the Cotswolds, the property is ideally located for Burford and Chipping Norton, together with a number of highly regarded country house hotels, farm shops and private members' clubs, offering an exceptional balance of rural living and accessibility.



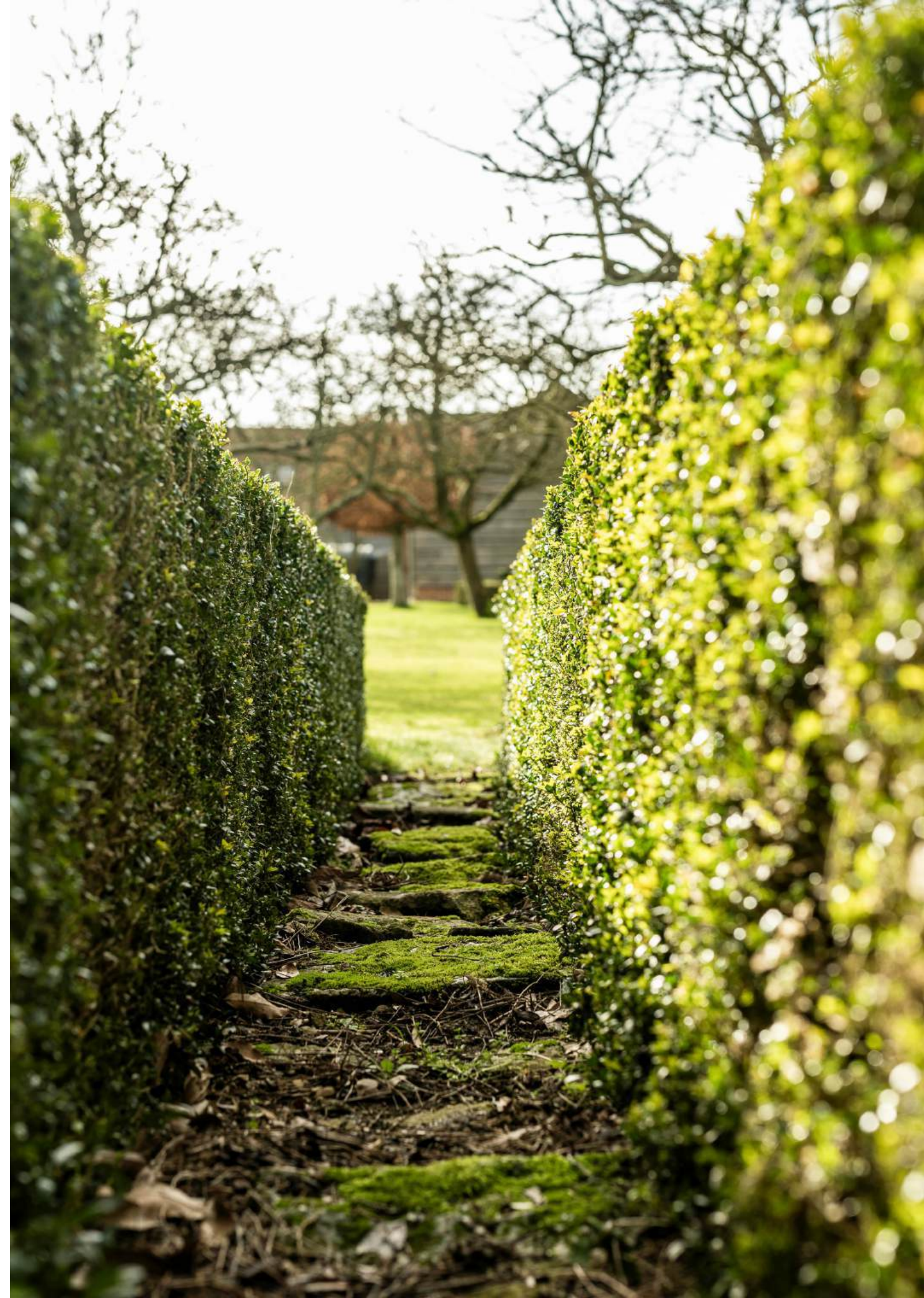


Annexe

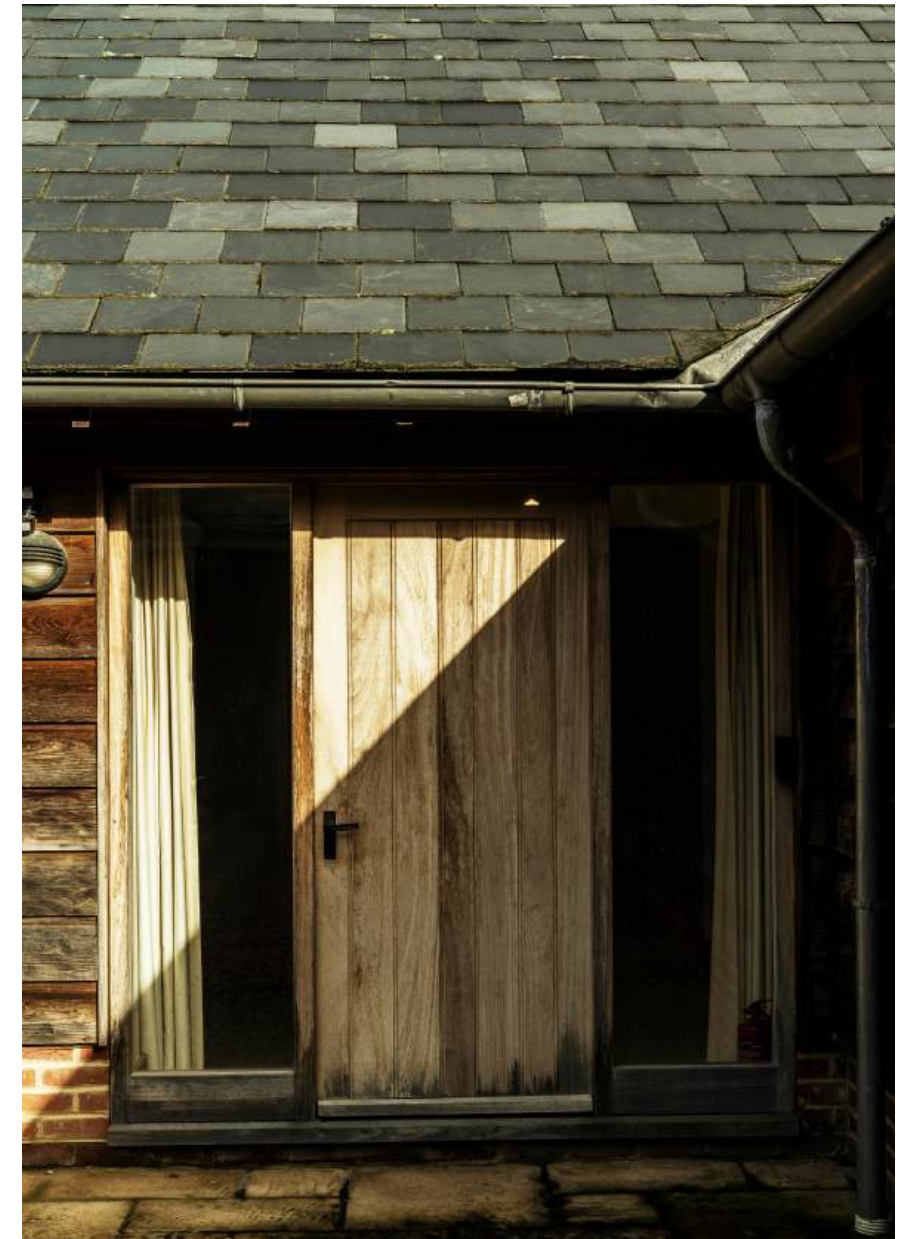














POINTS OF *Interest*



Towns and Cities

Witney 9 miles
Abingdon on Thames 9.7 miles
Oxford City Centre 15 miles
Central London 68.3 miles

Pubs & Restaurants

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

Train Stations

Oxford Parkway Station 11.8 miles
(London Marylebone from 67 minutes)
Didcot Parkway Station 18.2 miles
(London Paddington from 37 minutes)

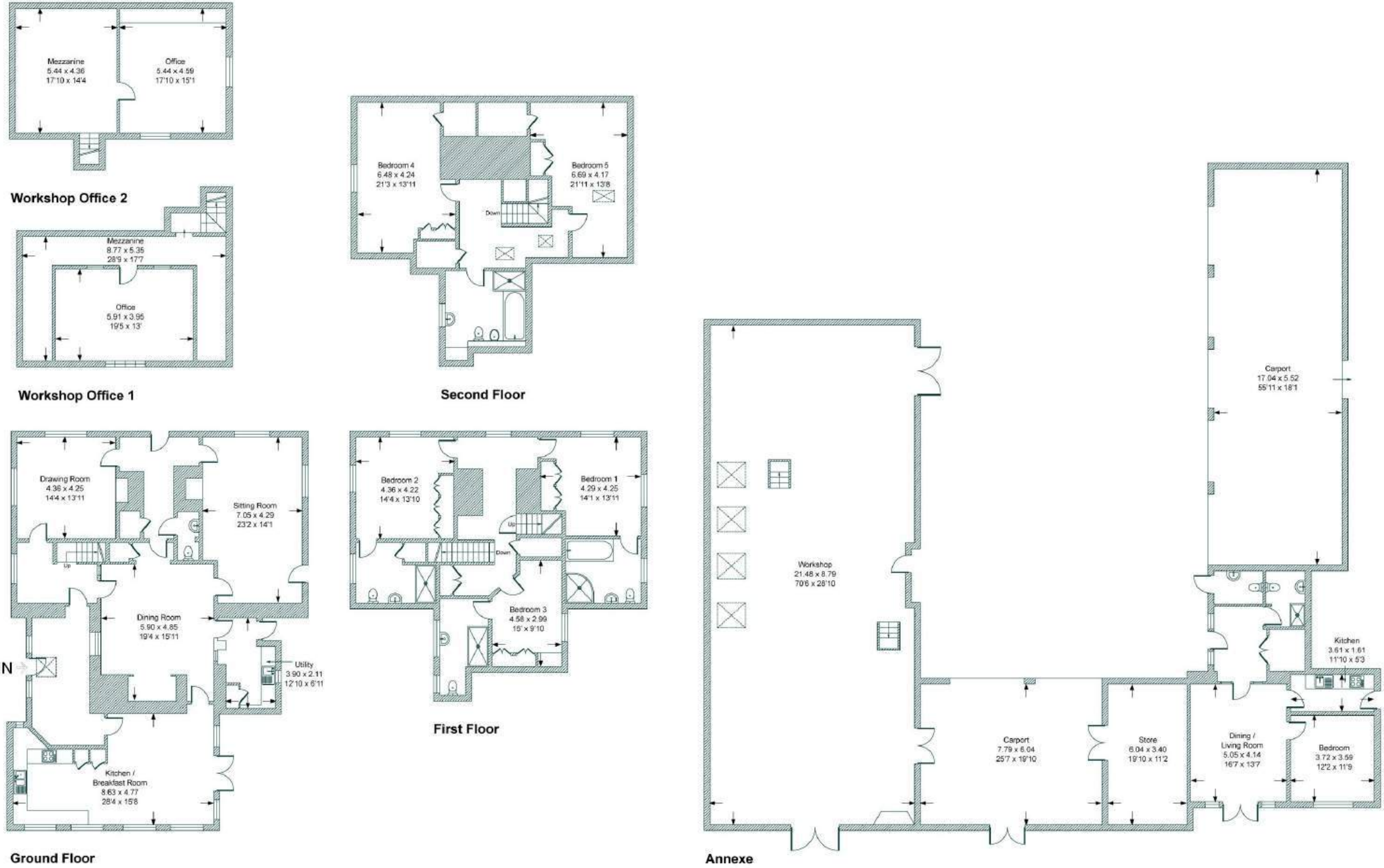
Airports

London Heathrow 56.8
Birmingham Airport 67.4 miles
Bristol Airport 74.1 miles



FLOORPLANS

Church Farm House



Total - 731 sq m / 7,872 sq ft
 House - 365 sq m / 3,927 sq ft | Workshop - 98 sq m / 1,059 sq ft | Annexe - 268 sq m / 2,886 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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