



OLD RECTORY FARMHOUSE

ALVESCOT, OX18 2QQ



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A charming Grade II Listed six-bedroom country house and comfortable family home. Situated in an open aspect on the edge of Alvenscot – a delightful Oxfordshire village on the edge of the Cotswolds – it is set within a nine acre plot, including paddocks and stables, with south-easterly facing gardens and wide countryside views beyond.

Grade II Listed Property • Large kitchen/breakfast room • Three reception rooms • Master bedroom suite • Five further double bedrooms • Double garage • South facing gardens • Stables and tack room • Nine acre plot

Bampton 3 miles / Lechlade-on-Thames 6 miles / Faringdon 6.5 miles / Burford 7 miles / Witney 9 miles / Charlbury Railway Station (London-Paddington) 15 miles / Swindon Railway Station (London-Paddington) 17 miles / Cirencester 18 miles / Oxford Parkway (London-Marylebone) 18 miles / Oxford 20 miles / Didcot Parkway Station (London-Paddington) 24 miles / Cheltenham 30 miles (All distances and times are approximate)





Approached via a five-bar gate and tree-lined gravel driveway off a no-through lane, Old Rectory Farmhouse is a charming Grade II Listed traditional stone-built, six bedroom family home, with separate garages, stables and tack room, green house and oak frame timber outbuilding, all set within a nine-acre plot, including gardens and paddocks. Believed to have been built in 1890, it retains many original features and has been sensitively extended by both the present and previous owners.

Arranged over three floors, the ground floor comprises a stone-flagged hallway, running front to back, with a conservatory straight ahead providing access to the garden and making the most of the south-easterly aspect. To the far right, off the hall is a delightful snug/playroom/study, with wood burning stove and original cupboards either side of the fireplace, and door into the garden. Opposite each other across the hall are the beautifully proportioned dining room and drawing room. Both rooms have a large stone fireplace housing a wood burning stove, and an almost floor to ceiling sash window looking out to the gardens and fields beyond. Approached along a passage off the hall is the large family kitchen/breakfast room fitted with painted wooden units and a large central island. A four-oven AGA stands within the chimney breast at one end, whilst at the other end is a charming and sympathetically built extension with glass lantern and double doors out to the garden. The utility room off the kitchen houses the washing machine, tumble dryer, hot water cylinder and downstairs wet room beyond. There is also a separate cloakroom with WC and basin.

From the hall, wooden stairs lead up to the first floor half landing. Up a few steps to the right, is an airing cupboard and family bathroom comprising a white suite with separate shower and stone tiled floor. Opposite is a double bedroom with a window looking out to the front. Up a few more steps are three further good size double bedrooms on the first floor, including an extensive master bedroom suite. This features a large sash window looking out to the gardens and fields beyond, high ceiling and built-in wardrobes either side of the fireplace. Steps lead down to the dressing area, bathroom and study at the far end. From the landing a door opens onto stairs leading up to second floor landing with charming old beams, oozing with character. Either side, is a double bedroom with vaulted ceilings and exposed beams, and a separate shower room.

Outside, a five-bar gate opens onto a gravel driveway leading up to the house and double garage with stables, tack room and stores beyond, which, subject to planning permission could be converted to a separate annexe or home office. Set within a nine acre plot, including paddocks, there are large gardens to the front with a boundary stone wall and trees to one side. A variety of smaller trees are planted within the lawns. The well-established south-easterly rear garden has far reaching views over the fields beyond. Adjacent to the house is a greenhouse and paddock with an oak framed outbuilding and large gates providing separate access.





SITUATION

Alvescot is an attractive village on the edge of the Cotswolds, predominantly made up of traditional stone-built period properties. The village also has the charming Saint Peter's parish church, dating back to the thirteenth century; a well-regarded primary school; and The Plough, a popular pub, renowned for excellent food; a children's play area; and community tennis court. Bampton, Lechlade, Faringdon, Burford and Witney are close by for every day amenities. There are also extensive shopping, leisure and cultural facilities in Swindon, Cirencester, Oxford and Cheltenham. These centres are all within easy reach and provide access to first-rate independent and state schools. Communications are excellent by road via the M4, M40 and M5 motorways, and by rail from Charlbury, Swindon, Oxford Parkway or Didcot Parkway.

DIRECTIONS (OX18 2QQ): From Burford take the A361 towards Lechlade. After about 3 miles take the left hand turn signposted to Kencot. At the crossroads in Kencot, turn left onto B4477. Continue straight, then turn right at the T-Junction onto Main Road/B4020. Continue into Alvescot, and turn right into Lower End, a no-through road. At the fork, bear left. The gateway to Old Rectory Farmhouse is on the right.

TENURE & POSSESSION: The property is freehold and offers vacant possession on completion.

FIXTURES & FITTINGS: Certain items may be available by separate negotiation with Penny & Sinclair.

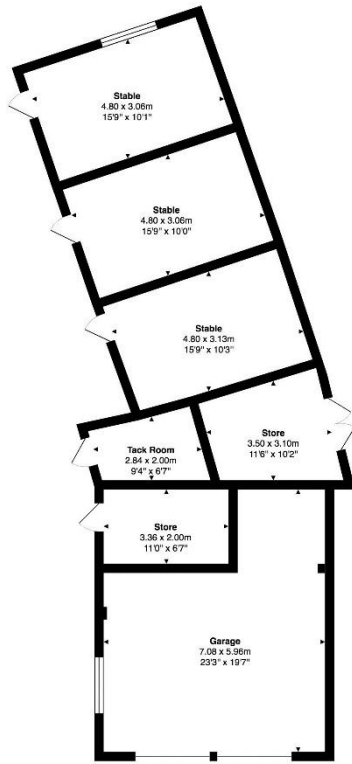
SERVICES: Mains electricity, water and drainage are connected. Oil fired central heating.

LOCAL AUTHORITY: West Oxfordshire District Council – Council Tax Band: G

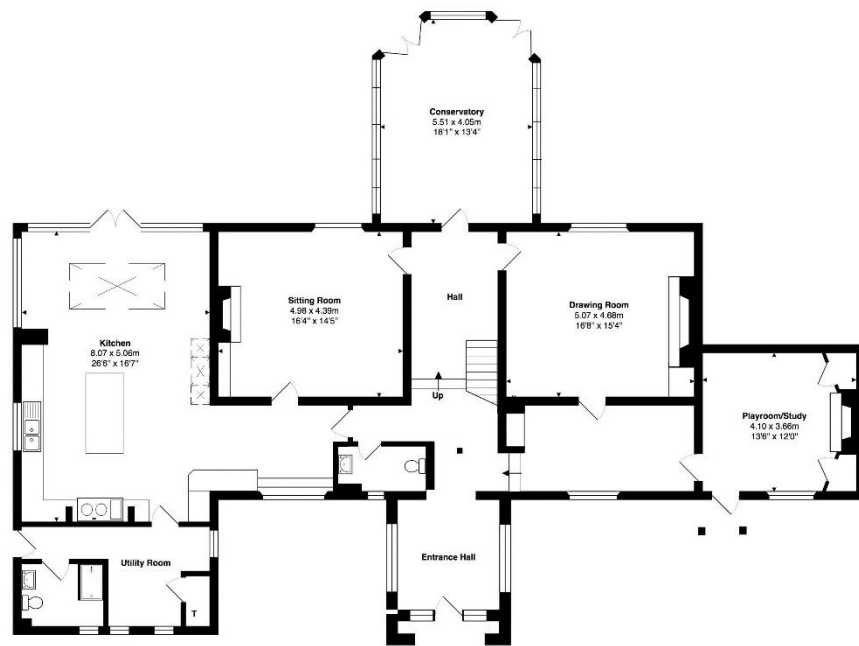
VIEWING ARRANGEMENTS: Strictly by appointment with Penny & Sinclair



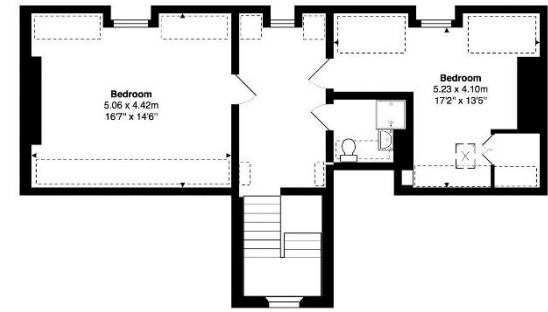




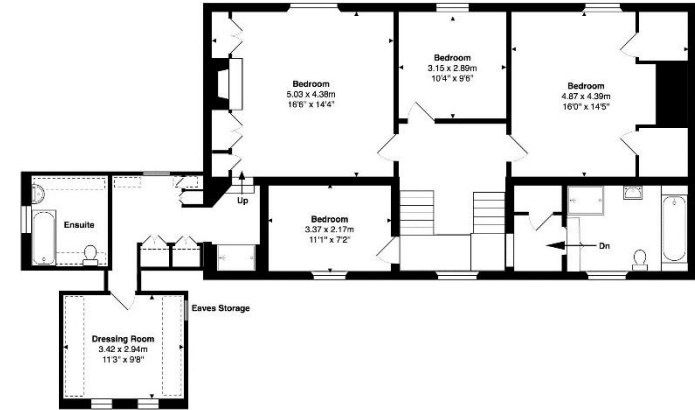
Outbuilding



Ground Floor



Second Floor



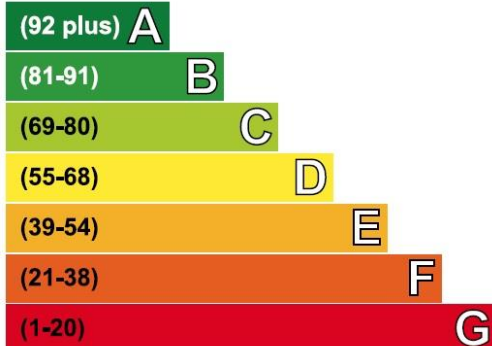
First Floor

Approx. Gross Internal Area: 503.1 m² ... 5415 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by EB Property Services. www.ebps.co.uk

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
54	70

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