



Bishops Farmhouse
Dorchester-on-Thames | Wallingford | Oxfordshire | OX10 7HP

FINE & **COUNTRY**

BISHOPS FARMHOUSE

Welcome to an extensively renovated Grade II listed Georgian farmhouse of 5371 sq. ft. having historical roots dating back to the 1100's and a principal structure originating in 1565. Seamlessly integrating historical charm with contemporary technology and sustainable living. Welcome to a residence where authentic period character and modernity is achieved in a manner that is both comfortable and environmentally conscious.



OVERVIEW

The new owners can enjoy the convenience of app-controlled Lutron lighting and automated control 4 eco-efficient systems. The property boasts a ground source heating system with 10 dedicated boreholes and underfloor heating throughout. (Additionally, there is a unique opportunity to utilize off-grid electricity, providing a sustainable carbon footprint and potential cost savings. Further details available by request through agent.

There are two pairs of private electric gates ensuring your privacy and a CCTV system, while superfast broadband and hardwired fibre cat 6 connectivity ensures seamless connectivity throughout. Engineered reclaimed elm floorboards, flagstones, stone floorings and marble countertops grace your living spaces and the premium Neptune Kitchen with Neff and Smeg appliances and the convenience of filter water system. Bespoke joinery, cabinetry and the staircase being manufactured from elm complement the unparalleled attention to detail that defines this as a truly authentic renovation.

This farmhouse offers ample space for living and entertaining with six spacious bedrooms, four elegant bathrooms, and five spacious multi-functional reception rooms that cater to every occasion. An inviting orangery provides a place to enjoy the distant views and walled wildflower garden.

Location is everything, and this property enjoys a coveted position in the heart of one of Oxfordshire's most historically rich and desirable villages. Bishops Farmhouse is within walking distance of two luxury hotels, a local pub, and also a Coop store for daily needs, which is great! A real village environment is available from your front parkland. Only 9 miles from the historic city of Oxford, 5 miles from Didcot Station (providing a swift 40-minute commute to Paddington), and with easy access to the M40 Motorway (junction 7) and the A34, convenience is at your doorstep. Abingdon and Wallingford are within easy reach, offering a wealth of amenities, while being spoilt for choice with excellent local schooling options make this an ideal family home.

The detached triple bay oak-framed garage has PV solar panels and battery storage 9.2 kwh, and it's equipped with two charging points for your electric vehicles, epitomizing the blend of tradition and innovation that defines this property. Having the genuine period features with all the creature comforts and automated technology you may only expect to find in a modern eco-home.

Welcome to Bishops Court Farm, where you can enjoy a wonderful countryside lifestyle with beautiful views of Wittenham Clumps. This place is not just a home; it's a mix of history, modern living, and care for the environment. The owner is passionate about creating a sustainable community farm with many practical facilities for everyone in the village, such as horseback riding and jazz every month, or take part in unique activities like walking alpacas, lambing and beekeeping. There's also the Snug café. Check out more details on their website: <https://www.bishopscourtfarm.com/>. The village nearby has two hotels, a pub, and a Co-op Store.





SELLER INSIGHT

“ *Bishops Farmhouse is a superb property that seamlessly combines charming period features with the latest eco technology, to create a unique twenty first century home. The farmhouse may enjoy up to 5 acres, within the three hundred acre, organic, carbon positive and totally self-sufficient Bishops Court Farm. The owner explains that whoever buys the farm will have all the benefits of the eco farm itself, with its world class jazz club, café, equestrian centre with an Olympic size menage, alpacas and river frontage.*

The house is on the edge of historic and vibrant Dorchester village which plays an important role in the life of the farm. It is one of the most desirable villages in the county and has a tremendous community ethic. There is a ten day music festival centred round the Abbey, numerous clubs, and societies, and sailing lakes and fishing. The Bishops Court Farm plays a major role in village life.

There has been a building on the site of the farmhouse for over nine hundred years and the land has been farmed since the Norman Conquest. Bishop's Farmhouse began life in the sixteenth century and has undergone extensive renovation. The owner has ensured that expert craftsmen, working with great care to retain the houses' original character, brought it into the twenty first century. It is now almost a new build and is a luxurious and modern high tech and eco friendly home, with a deeply historic fabric. The new owner will be a part of its long story.

Within the house you have a luxury of space, and comfort in a home that is a place for family relaxation and a sophisticated entertaining centre. The huge, well equipped, country kitchen has a wet and a dry larder and wine cellar, that all ensure easy catering. The windows frame panoramic and tranquil views across the countryside and horses grazing in the paddock.

The beamed dining room has an impressive inglenook fireplace, one of three in the property. The upstairs games room is ideal for chilling out time, and the modern technology throughout, includes the entertainment system. The gardens are a delightful mix of kitchen garden, paddock, wild flower meadow and grounds which are perfect for walking and savouring the beauty of the surroundings in this most idyllic location.

*There are excellent schools in the area and Oxford is only nine miles away, whilst, there are train stations at nearby Thame or Didcot. The new owners will enjoy a fabulous lifestyle at Bishops Farmhouse but also leave their footprint on the carbon friendly ethos that is Bishops Court Farm.**

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







GROUND FLOOR

The property is accessed under an ornate period style pitched roof glass canopy porch, with transom window above the front door to the entrance hall. The bespoke staircase has been made from reclaimed elm treads with handrail to match and painted balustrades. The floors are also engineered reclaimed elm boards and there are understairs bespoke cupboards and storage housing the digital technology, with Lutron lighting, and control 4 systems. There is a CCTV video screen panel to the side of the door, and programmers for alarm and heating, all controllable via automated App technology. Internal doors are painted in a calm shade of stone with six panels and brushed chrome beehive handles in keeping with the style of the period. The deep skirting boards and architraves are painted in the same tone and continue throughout the property. There is a footwell entrance mat, and uplighters, and doors from the hall lead directly to the first four of six spacious ground floor reception rooms plus the orangery. These being the lounge, dining room, office, and sitting room which in turn leads to the orangery.

There is underfloor heating throughout all floors of the property, from the newly installed ground source ecological heating system.

To the right of the entrance hall is a step down into the double aspect lounge with engineered reclaimed elm flooring and a brick fireplace with oak mantle and slate hearth. The large bay window affords copious natural light into the room and looks out to the well-manicured and planted lawns and side garden to the northern side. Pendant lighting and uplighters, and quality brushed chrome switch plates and sockets throughout follow the attention to detail and quality throughout the property. There is a secret shutter system for the front sash windows which disappear into pockets in the floor.

Directly opposite the lounge is the sitting room, with a smaller feature fireplace and engineered elm flooring, uplighters, speaker points and a large single sash window with secret shutters to the front, and double doors lead to the orangery. The bespoke hardwood orangery has herringbone tiled floors and low level wall and sill, a pitched glazed roof with opening roof lights, windows to all sides, wall lighting, and low voltage lamp sockets. This room has double doors and fabulous southerly views across the magnificent wildflower garden, lawns, countryside and paddock land (potential to purchase additional paddock land by negotiation - speak to agent.) To the south east beyond the walled gardens are the distinctive Wittenham clumps in the distance.

Proceeding straight ahead from entering the hall a door leads to the dining room, again a spacious and light southerly facing room with the beautiful views across open country. There are two sash windows with deep sills, elm floors, and a large feature fireplace with slate hearth, rear brick back, brick archway detailing and oak mantle above. There is a large cupboard to the side of the fireplace for storage and bespoke cupboards to one side of the room potentially for crockery and tableware. Lighting is provided by uplighters, and there are oak timbers to the ceiling. Upon entering back into the hall from this room, turning left we lead through into the office which can also be accessed from the family/media room, having elm floors, timbered ceilings with spot lighting and fireplace with brick back, slate hearth and oak mantle to one end. There are triple bespoke cupboards with office shelving. Either side of the fireplace are storage cupboards with black traditional hinges and a braced and latched door. A further door leads to one of two ground floor cloakrooms with basin and vanity unit, mirror, and half panelled walls. A door from the office leads to an adjacent family/media room having a bespoke TV wall unit with integrated speaker system, and window and an external door to the side. This room has a flagstone floor and a large fireplace with flagstone hearth and brick back with arched oak mantle. There are part timber walls and a large recess to the side of fireplace. A large, curved walk-in recess is an attractive feature being a former bread oven, with further cloakroom, and a separate boiler room housing the heating system and water storage pressurized tank. Two further doors lead from this room, one to the inner hall where there are steps both up and down, with six steps up to the utility/laundry/data/electrical room, with a Belfast sink unit, worksurface, plumbing for washing machine and tumble dryer, as well as floor to ceiling built in cabinetry and cupboards housing technology, water softener, and electrical controls, and storage. In addition, there are four brick steps leading down from the inner hall to a small full head height cellar offering wine storage, cupboard storage, and a further water storage tank.

Completing the ground floor is the luxury kitchen by Neptune, with stone flooring and floor to ceiling glass walls. The dining area looks out to the south and east with sliding door to terrace. This room has a truly stunning outlook to lawned rear gardens, and wildflower meadow and far-reaching views of the Oxfordshire countryside towards Wittenham Clumps. With a large central granite island unit with light coloured marble worksurfaces and breakfast bar along one side, copious bespoke storage cupboards, and draws within the island unit itself, this is a well-appointed luxury country style farmhouse kitchen with all the latest appliances and amenities integrated. Larder cupboard with bespoke shelving, and American fridge freezer by Neff, wine cooler, and Smeg range cooker with induction hob and Neff extractor above, with a bespoke chopping board, and tray integrated within units. A corner base unit carousel storage cupboard, stainless steel one and a half bowl sink with drainer, and filtered water system by Franke. There is a CCTV video control 4 screen and hardwired Cat 6 and TV outlet.

cellar

There is a small cellar offering shelving, cupboards and worksurface.

FIRST FLOOR

Principal Bedroom suite

From the lower landing we pass the two additional double bedrooms, and the second-floor staircase with understairs cupboard on our right. This leads us past the family bathroom/shower room to the open landing area outside the principal bedroom. This is a great space with natural light from the leaved window to side and would lend itself beautifully to having a two-seater sofa, and dressing table with the natural light it offers, an ideal spot for doing hair and makeup, or even a further additional dressing area. A deep large cupboard is also very useful.

Two steps lead into the bedroom itself with its oak A frame ceiling timbers and exposed oak beams to one wall. A feature fireplace with wooden surround and mantle and two sash windows to side. Lighting is provided with uplighters and chandelier, and there is a unique raised tree mural pattern to chimney breast. A door provides access to the dressing room.

Dressing room

A bespoke dressing room all tastefully hidden behind bespoke cabinets and drawers. A window seat by the side window affords amazing views. With sliding pocket door to full bathroom suite.

Full Bathroom suite

This is a real place to relax with Amtico flooring, half tiled walls and vaulted ceiling with chandelier. The main central feature is a designer slipper free standing oval bath with free standing side filling taps and hand shower. Wall mounted wc, large basin with draws to vanity unit and mirror cabinet. A double shower cubicle with rain shower and handheld cassette, and wall recessed shelf.

Guest bedroom

Upon arriving at the top of the stairs onto the lower landing we have a further two steps up to our right onto the galleried landing with uplighter and sash window to front. The elm handrail and balustrades lead all the way around to the side of the door of the Guest bedroom. This room offers fireplace with wooden mantle and surround, sash window to front overlooking the front park, and uplighters. The ensuite affords a double shower cubicle and rain shower and handheld shower, low level wc, large basin with two draw vanity unit and mirror wall cabinet, and tiled floors, mosaic tiled walls and chrome heated towel rail. The sanitary ware is by Duravit and Tecce

Bedroom three

Just ahead and to the right from the top of stairs, overlooking the front and side with double aspect sash windows and feature brick and slate hearth with oak mantle fireplace, is this very spacious and beautifully light bedroom with large oak single beam to ceiling.

Bedroom four

Double bedroom with single sash window overlooking the wildflower meadow, lawn, and paddocks beyond the walled gardens to the south with far reaching views to Wittenham Clumps. Here is a feature fireplace in brick, with slate hearth and oak mantle above and an attractive part timber wall to one end. This room provides a wealth of original character.

Family bathroom

With walk in double shower cubicle and mosaic tiling, part timbered walls, and bath with side filling, tiled walls, double vanity & mirror unit and basin, chrome heated towel rail, and low level wc.









SECOND FLOOR

Stairs to second floor are original with half panelled walls to side. The landing has uplighter and small window, and feature timber exposed beam. This second floor offers two further double bedrooms; however, they could serve the owner in many ways and provide many flexible options and could lend themselves to a self-contained living area, or further office/ hobbies space.

The landing has a corridor leading to bedroom five having further storage cupboards containing digital technologies, and manifolds for the underfloor heating system run from the eco ground source heating system throughout the property. Along with the app controllable technology.

Bedroom five

An irregular shaped character door leads to bedroom five (mind your head!) and immediately upon entering this room your eye is drawn to the attractive herringbone brick detailing to the far wall, with further exposed oak wall timbers throughout this room. This room also has leaded windows with timber sill, and views across the wildflower and walled gardens, and beyond to the far-reaching views to Wittenham Clumps.

Bedroom six

This room offers feature oak wall timbers and to one end of the room there is a low-level window with wide sill and deep timbered shelf and panelled wall below. The windows in this room are divided into small panes by leadwork. Character features abound with latched and braced doors, and ornate window fastenings to windows and doors.

Shower room

With Amtico floors, corner shower cubicle with mosaic tiling, bespoke fitted cabinetry with deep shelving, oak wall timber, low level wc, heated towel rail, double draw vanity unit and glass wall mirror.







OUTSIDE

Outside garden and driveways.

The property is accessed from the beautiful and well photographed and historic Dorchester Upon Thames High Street along a tree lined avenue driveway road, through wooden private gates to the front of the property where ornate iron private electric operated gates give access to a circular spacious central gravelled driveway. Your attention is immediately grabbed by the impressive period Georgian façade and glazed pitched ornate porch and ironworks. Newly created period styled gardens and planting, all thoughtfully complementing the properties authentic feel, where the future evolution of the gardens has been well considered. The house has landscaped wildflower meadows with grass pathways leading through, and a spacious lawn to the south west rear garden with specimen trees and shrubs. There is low level box hedging to the edge of the pathways leading around the property's perimeter. Appropriate pipes are ready to add a sprinkler system. The mature trees within the front 1.3 acres of parkland complement the gracious feel and style of this tasteful and impeccably renovated farmhouse.

The property is privately and attractively enclosed on all sides with two separate electric gated entrances, one to the front and one to the rear side. This rear entrance has ornate electric gates with estate fencing to side, adjoining the brick wall and railings boundary. This rear area has further driveway parking for numerous vehicles, and gated pedestrian access to the side and rear gardens. A combination of brick wall, and brick wall and railings to the front, and higher brick wall offers further privacy to the rear. The formal walled garden immediately surrounding the house is approaching an acre. (A further 3 acres is negotiable if required. Please speak to the agent for further details). Superb equestrian facilities are available on the adjacent Bishops Court Farm including stabling, or field shelter, lunge, tack room, wash box, gallops, turnout paddocks, solarium and 70m x 40m menage. Chargeable separately

Triple Garaging

A newly constructed detached triple garage, sited to the south east corner of the property, is clad in natural timbers, with three triple double wooden doors, full power, lighting, twin electric car chargers, and PV solar roof panels with storage battery 9.2 Kwh. Basically free car energy. A further gravelled area provides multiple parking spaces to front.





LOCATION

Dorchester On Thames Village life

Nestled alongside the serene banks of the river, Dorchester upon Thames in Oxfordshire is a place where time seems to have paused, allowing the beauty of the past to blend seamlessly with the comforts of the present. This picturesque village invites you to step into history while savouring the charms of modern living. Whilst wandering through the cobblestone streets of Dorchester, you'll find yourself surrounded by a captivating array of timeless architecture. At the heart of the village stands the magnificent Dorchester Abbey, a true gem in Oxfordshire's heritage. Its Gothic arches conceal secrets dating back to the 12th century. The Abbey is a guardian of the past, a constant reminder of the village's rich history. The walks are a particular beautiful part of living in Dorchester, with willow trees and Swans gliding down the river.

Dorchester effortlessly combines the grace of a historic village with the convenience of amenities. Quaint thatched cottages stand harmoniously beside modern homes and the village boasts charming local shops and eateries where you can relish traditional English cuisine and tasty food. There are two hotels (The George Hotel and The White Hart Hotel), and the Fleur De Lys Inn public house. There is also the added convenience of a Co-op store. Beyond the Abbey, explore the museum, where the stories of the village's past are interwoven, or attend a classical concert in the Abbey. Or visit the many opportunities within Bishops Court Farm. <https://www.bishopscourtfarm.com/>.

A popular choice for commuters. Oxford and London are easily accessible, thanks to superb communications by train and roads whisking you away to the bustling city life when desired. Perhaps the most cherished aspect of Dorchester upon Thames is its tight-knit community. Neighbours evolve into friends, and the village comes alive with seasonal celebrations and festivals, creating a place where you can genuinely belong. Time may appear to stand still, but life continues to flourish. all within this enchanting village by the Thames.

Nearest stations are:

Oxford Station 9.4 miles and 22 minutes by car

Then around 60 minutes to London Paddington or Marylebone by train.

Oxford Parkway 15.1 miles, 27 minutes by car then approx. 60 minutes to London Marylebone.

Didcot Parkway 7.7 miles and 23 minutes by car via A4130

Then 45 minutes to London Paddington by train.

Distances by car

Oxford 9.1 miles and just 21 mins via A4074.

London Marble Arch 50.6 miles and 78 mins via M40 & A40.

Reading 17.2 miles and 34 mins via A4074.

Heathrow Airport is 40.3 miles and just 53 mins via M40.

Oxfordshire's independent schools

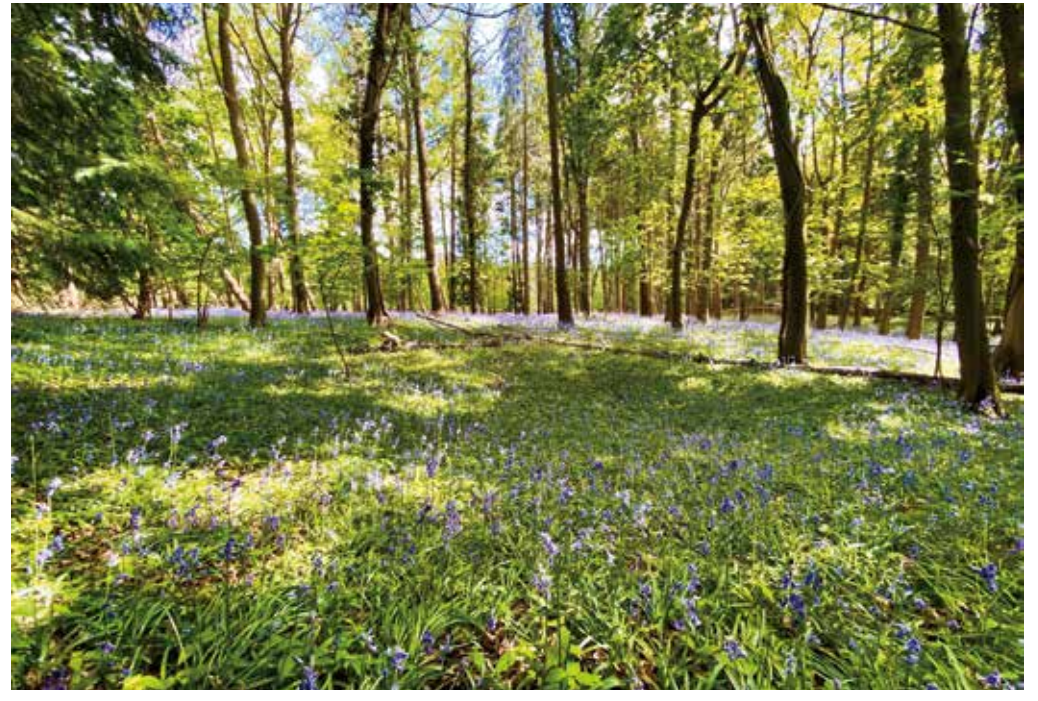
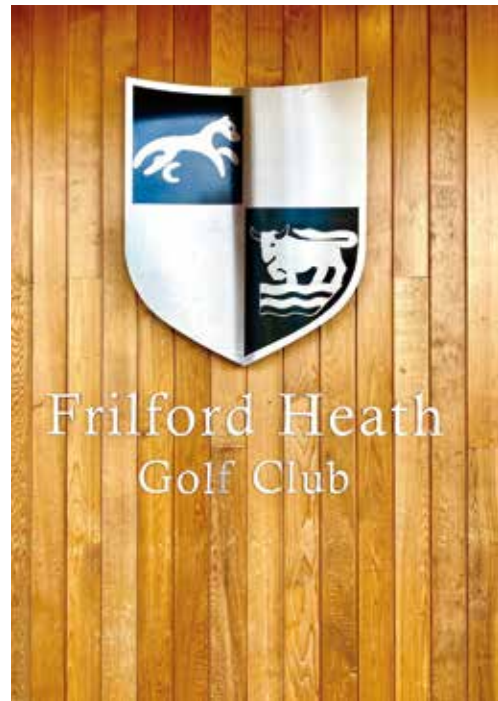
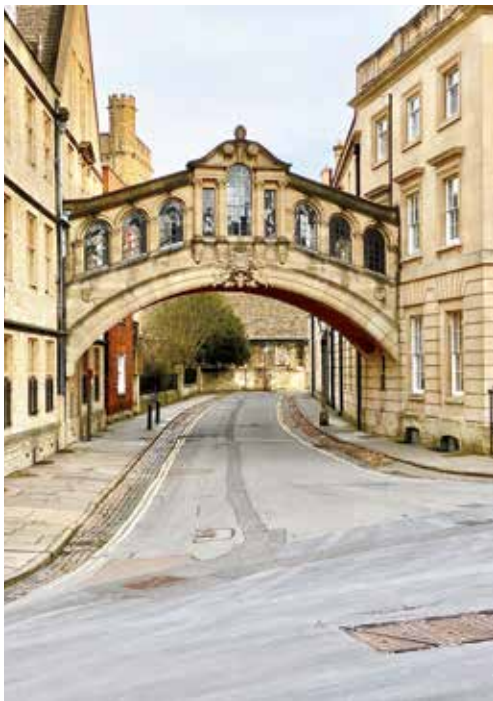
Headington Girls Junior School, The Manor Preparatory School Abingdon, Cokethorpe, Chandlings Prep School, Abingdon Preparatory School, St Hugh's School
The Dragon, Moulsoford Prep School. Pangbourne College, and The Oratory.

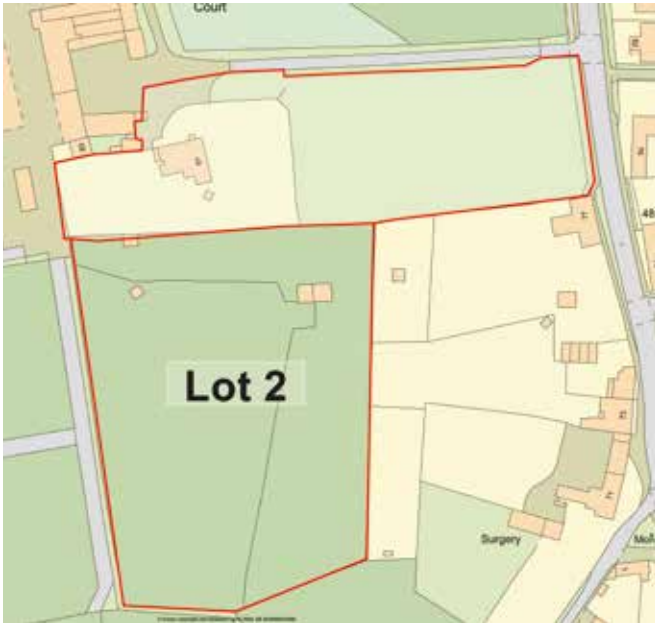
Oxfordshire's independent senior schools including

Abingdon Boys School, Headington Girls Senior School, Oxford High, St Helen & St Katherine, Our Lady's Abingdon School (OLA), Radley College, St Edwards, Magdalen College School

Local secondary and primary state schools

Bartholomew School, and The Cherwell School North site, Dorchester St Birinus Church of England, and Clifton Hampden Church of England,





INFORMATION

Services, Utilities & Property Information

Mains water supplier Thames Water.

Electricity phase three supply

Mains drainage and sewage to high street

Ground source heating system. There are 10 dedicated boreholes.

Photovoltaic panels on garage roof to storage battery (panels generate 5166 kwh per annum. Two Solar edge Batteries hold 9.2 kwh stored power).

Private broadband services by Gigaclear who can provide Hyperfast 900 with estimated Broadband Speed with predicted highest available download speed and highest available upload speed of up to 830 Mbps.

Hardwired Cat 6 throughout house.

4G mobile signal is available in the area we advise you to check with your specific provider but both Vodafone and EE both offer 4G.

Special Note

Planning reference P21/S4687/LB

Freehold of the main entrance roadway directly from High Street will be retained and maintained initially by Bishop's farm. (this may be subject to change after all construction work has been completed)

The adjacent old farm barn buildings & cottage will be demolished and re constructed. As three Luxury Barn style eco homes. And a small, detached Cottage.

Bridleway or public right of way across front parkland leading from High Street through kissing gate at angle across parkland to join with main driveway access road over style. Then continues across adjacent farmland.in addition to additional 3 acres having a right of way.

Low flood risk area can be verified at <https://check-long-term-flood-risk.service.gov.uk/risk#>

Ground floor is wheelchair accessible.

Local Authority

South Oxfordshire District Council.
Council Tax Band: H

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country
Guy Simmons
mobile 07789275716
guy.simmons@fineandcountry.com

Website

For more information visit www.fineandcountry.com/uk/oxford

Opening hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Open by prior appointment

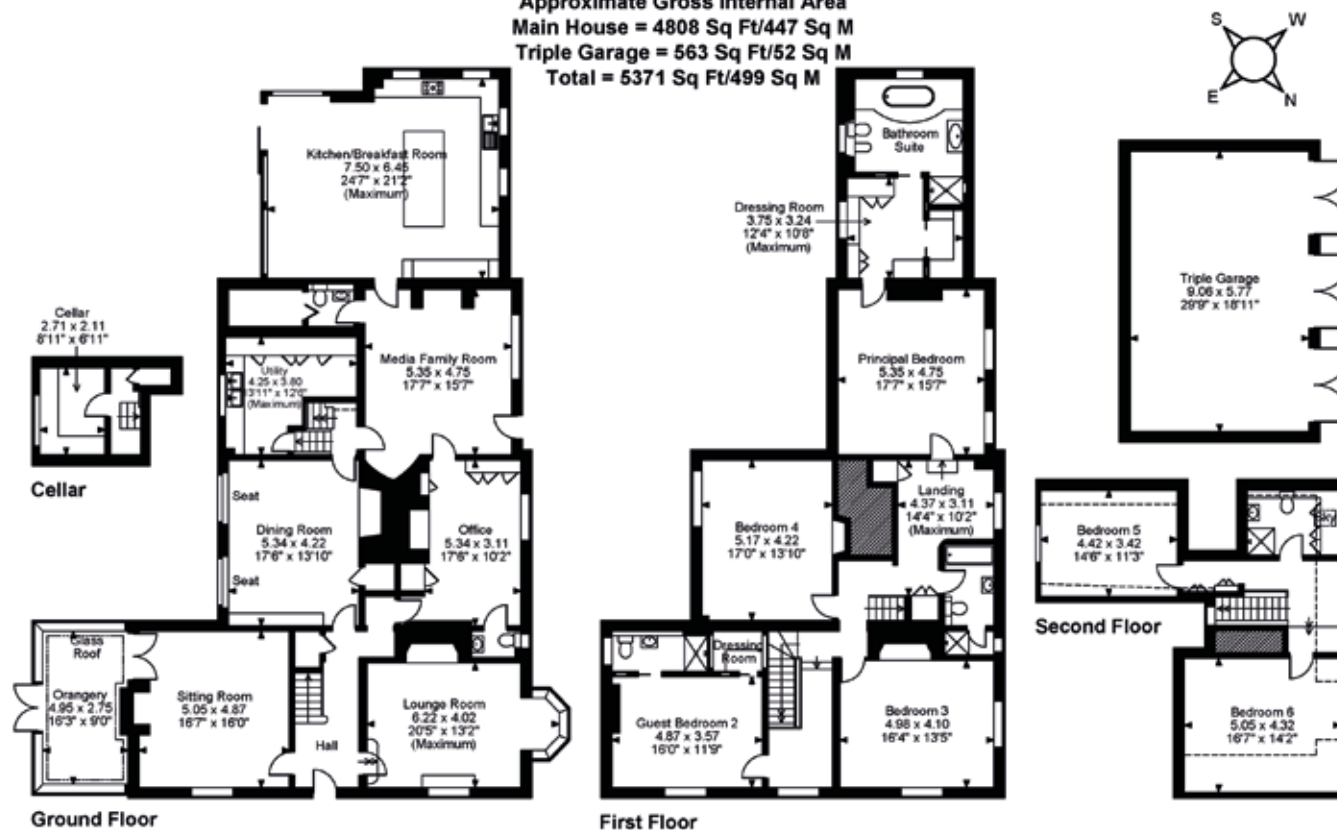
Bishops Farmhouse, High Street, Dorchester-on-Thames, Wallingford

Approximate Gross Internal Area

Main House = 4808 Sq Ft/447 Sq M

Triple Garage = 563 Sq Ft/52 Sq M

Total = 5371 Sq Ft/499 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



GUY SIMMONS

ASSOCIATE PARTNER

Fine & Country
07789 275716
guy.simmons@fineandcountry.com

Guy is a well-established agent in Oxfordshire, having started his career working for a corporate estate agency, he moved onto working for a leading independent agency before becoming a co-owner/Director. Guy has a passion for property and people. A great combination in providing a personal and bespoke service. His experience affords him a reputation for listening to his clients needs and tailoring services to deliver the results they desire from their property journey. A champion of open communication and supportive guidance, Guy's clients have been loyal to him throughout his career. His drive in joining Fine and Country is to be able to offer the very best local, national and international marketing opportunities to his clients, using the latest digital technologies, whilst applying his personal knowledge and interest in the local communities. Guy lives in South Oxfordshire with his wife Diane, his two sons and two dogs. With a passion for house renovation, the family are no strangers to moving home. A great advocate for the many aspects that Oxfordshire life affords to those moving to the area, he does enjoy travelling but always returns home to this gem of a county.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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