

BEAUCHAMP HOUSE

BLOXHAM, OXFORDSHIRE



Banbury 3 miles (mainline railway station to London Marylebone 60 minutes), Chipping Norton 9 miles, Oxford 25 miles, Central London 77 miles, Heathrow Airport 65 miles, M40 (Junction 11) 6 miles (All times and distances approximate).

IMPORTANT VILLAGE HOUSE WITH EXTENSIVE BEAUTIFUL GARDENS AND OUTBUILDINGS

Main House

Ground Floor: Hall • Dining room • Sitting room • Kitchen Larder • Laundry/boot room • Two WCs • Cellar

First Floor: Main Bedroom with adjoining bathroom
Bedroom with shower room • Bedroom with WC
Bedroom • Bathroom

Second Floor: A further bedroom with bathroom
Two further bedrooms

Attached Studio Barn: Kitchen/downstairs studio workroom • WC • Studio on the first floor

Garden and Grounds: Swimming pool • Chapel Dovecote • Gardener's office • Three stables
Double garage/workshop • Fully stocked flowerbeds
Terrace Lawns • Kitchen Garden • Orchard • Stream
Private parking
In all about 1.78 acres

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SITUATION

Beauchamp House is situated in the village Conservation Area on a quiet lane in the heart of Bloxham between the market towns of Banbury and Chipping Norton. The property is within walking distance of local shops, a Co-op, a Post Office, a chemist, a fish and chip shop, a barbers and three pubs, while Chipping Norton provides shopping for your everyday essential needs with Banbury offering an extensive range of shopping and recreational facilities. St Mary's is a stunning, Church of England parish church with a notable 14th-century tower and spire, which is the highest in Oxfordshire at 60 metres. It has been described it as "one of the grandest churches in the country. Bicester Village 17 miles away, provides facilities including Europe's largest factory outlet. Daylesford Organic Shop & Spa is 15 miles away and the popular Soho Farmhouse only 7 miles.

Communications are excellent with access to London 77 miles, M40 (J11) 5 miles, Banbury Station 3 miles with a journey time to London Marylebone in approximately 60 minutes, Birmingham Airport 44 miles, Heathrow 65 miles and Oxford Airport 15 miles.

There is an extensive range of state and private schools in the area including the Bloxham and Sibford Schools, Carrdus School, Tudor Hall for Girls, Warwick Prep and Warwick School, King's High School, Stowe and Winchester House as well as all the Oxford schools being within striking distance.

Sporting activities in the area include racing at Cheltenham and Stratford-upon-Avon, polo at Kirtlington and Cirencester Park. Golf can be found at Tadmarton, The Oxfordshire, Heythrop Park, Burford and Studley Wood and motor racing at Silverstone.



DESCRIPTION

Beauchamp House is a Grade II Listed house, built in the late 17th Century, it is constructed of Horton stone under a slate tiled roof with leaded light windows. The property is well positioned and has an excellent location within the village. The property offers versatile living accommodation set over three floors while benefitting from a southerly aspect making the property light internally. The ground floor benefits from well proportioned rooms, all of which enjoy a wonderful view over the garden.

The drawing room and inner hall offer great entertaining space at one end of the house, the hall may well be used as a dining room. The kitchen is positioned in the centre of the house with impressive flagstone floors, an AGA, larder, and a lovely bay window enjoying a southerly aspect out over the garden, the back door leads to the terrace. Beyond the kitchen is a spacious laundry/utility room with plenty of storage and a sitting room with an open fireplace.

Upstairs the large main bedroom with dressing room and bathroom occupies one end and a further six bedrooms sharing three bathrooms set over two floors.

OUTBUILDINGS

A substantial studio barn adjoins the main house which could be used as an office with studio above. Should someone want to create a modern live-in kitchen and perhaps further bedroom accommodation above, the studio barn links to the drawing room and could be converted subject to planning permission and Listed building consent. Below the studio barn is a run of outbuildings including a gardeners' office and three old stables.

The chapel is directly opposite with a dovecote attached on one end, there is fantastic scope for either secondary accommodation or party room. As it stands the chapel comes complete with its own garden and millstone water feature.

To the front of the house there is a double garage/workshop and ample parking, with further parking to the rear by the hedge.

GARDEN & GROUNDS

From the outdoor entertaining patio area, a tiered garden with fully stocked flowerbeds and mature hedges leads you down the garden to a large lawn with several impressive mature trees that then meets a stream at the end of the garden. On the opposite side of the chapel is an enclosed kitchen garden with a number of fruit trees and wildflowers.

The swimming pool has recently been re-lined and is positioned just out of view of the main house in a wonderfully sun position with a beautiful stone wall to one side and a paved area for entertaining. The Dovecote provides a useful changing room.

SERVICES

Mains gas, water, drainage, and electricity. Superfast broadband. Swimming pool is heated by mains gas.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Along with all fitted carpets, curtains, blinds, wall and ceiling lights will be included. All others are specifically excluded.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Cherwell District Council - 01295 227001

COUNCIL TAX

Band H



Approximate Gross Internal Floor Area

Main House = 492 sq m / 5,295 sq ft

(incl. Areas of Restricted Height)

Stables = 51 sq m / 548 sq ft

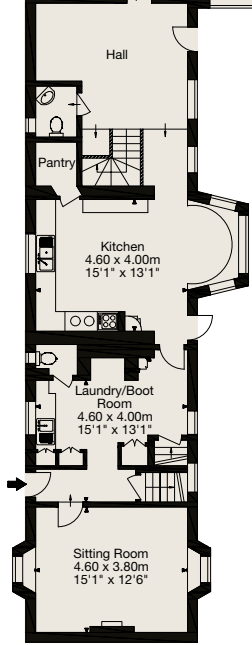
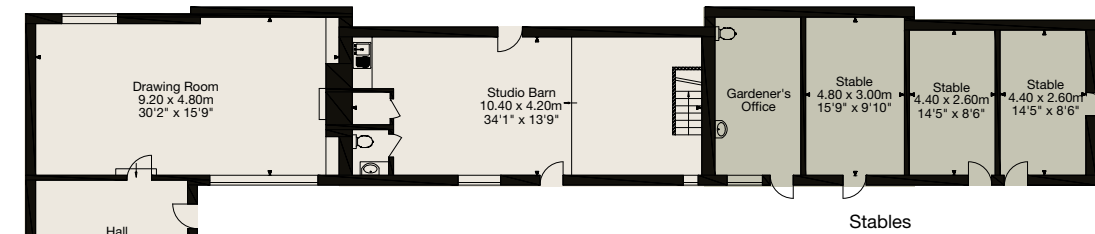
Total Area = 543 sq m / 5,843 sq ft

Chapel = 40 sq m / 430 sq ft

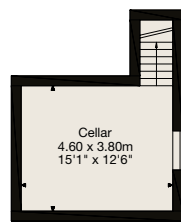
Garage = 44 sq m / 474 sq ft

Total Area = 84 sq m / 904 sq ft

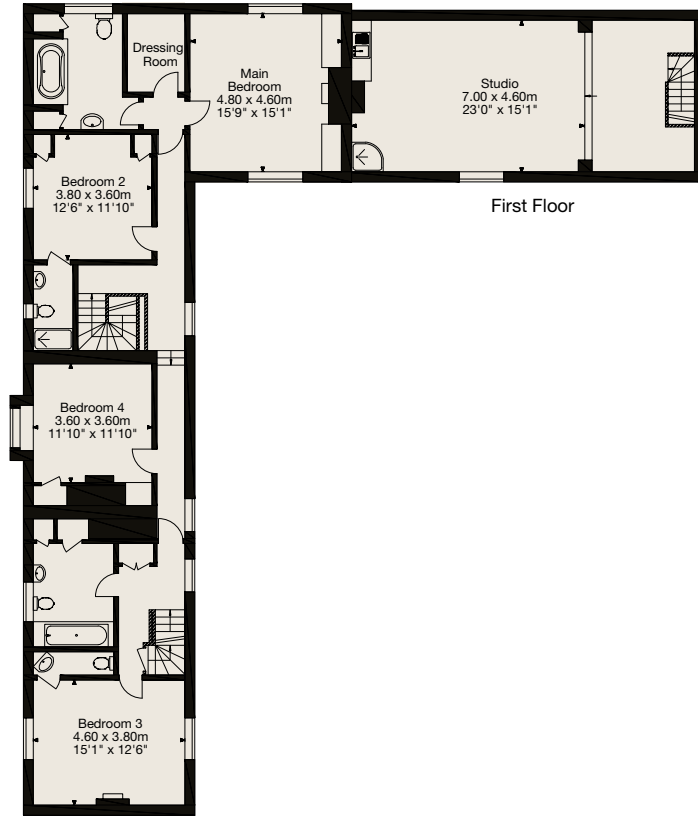
Swimming Pool = 75 sq m / 807 sq ft



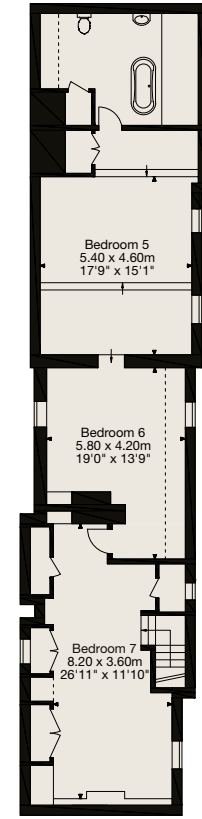
Ground Floor



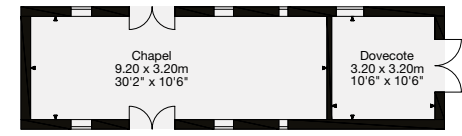
Cellar



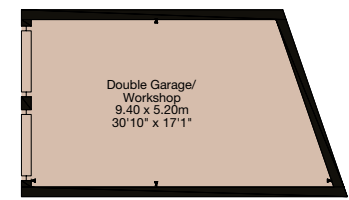
First Floor



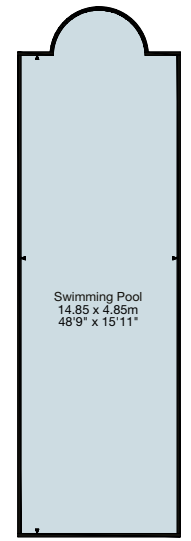
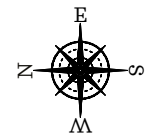
Second Floor



Chapel



Garage



Swimming Pool



Studio barn



DIRECTIONS (POSTCODE OX15 4NB)

From Chipping Norton on the A361 heading towards Banbury, once in Bloxham turn right off the high street onto Chapel street you will find Beauchamp House on the right-hand side.

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