



# 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. (Distances and times approximate)

## Important village house with extensive beautiful gardens and outbuildings

**Butler  
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## Main House

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

**First Floor:** Principal with walk-in wardrobe and en suite bathroom • Bedroom with shower room • Bedroom with en suite WC • Bedroom • Bathroom

**Second Floor:** Bedroom with en suite bathroom • Further bedroom • Children's playroom

## Attached Studio Barn

Large downstairs studio workroom with kitchenette • WC

Large Artist's Studio on the first floor with shower and log burner

## Garden and Grounds

Large swimming pool heated by mains gas • Chapel Dovecote • Gardener's office Three stables • Double garage/workshop • Fully stocked flowerbeds • Patio area Lawns • Kitchen Garden, Orchard • Stream • All flowerbeds and lawns are watered by an extensive irrigation system

In all about 1.78 acres

## SITUATION

Beauchamp House is situated on a quiet lane in the heart of Old Bloxham between the market towns of Banbury and Chipping Norton. The property is within walking distance of local shops, a Post Office, NHS Doctors' and Dental Practice, Pharmacy and fish&chip shop as well as an excellent Co-op. Chipping Norton provides shopping for your everyday essential needs with Banbury (10 minutes drive) offering an extensive range of supermarket shopping, a large retail park (Marks & Spencer, TKMax etc) and recreational facilities.

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. Oxford is a 30 minute drive.

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.



### Pubs

The Joiners Arms 0.2 miles  
The Red Lion 0.2 miles  
Elephant & Castle 0.1 miles



### Schools

Tudor Hall School 1.9 miles  
Bloxham School 0.3 miles  
Sibford School 7 miles



### Train station

Banbury Station 3 miles

## BEAUCHAMP HOUSE

Beauchamp House is a late 17th Century house constructed of Horton stone under a slate tiled roof with leaded windows. The property is well positioned and has fantastic privacy within the village. The property offers versatile living accommodation over three floors. 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 kitchen is positioned in the centre of the house with impressive flagstone floors, an AGA, larder, and a lovely bay window enjoying the view and access to the garden. Beyond the kitchen is a spacious laundry/utility room with plenty of storage and a sitting room with an open fireplace. Upstairs the large principal bedroom with dressing room and bathroom occupies one end and a further six bedrooms sharing three bathrooms (some en suite) are spread over two floors.

## OUTBUILDINGS

A substantial barn adjoins the main house containing an artist's studio with large studio/workroom on the floor below. The barn 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. Further outbuildings are the listed dovecote and adjoining family chapel (unconsecrated). The dovecote attached at one end, has as a pair of French doors that open up onto the swimming pool area which act as a dressing room. 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. On the front side of the house is a double garage/workshop and in front ample parking.

## 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 heated swimming pool has recently been re-lined and is positioned just out of view of the main house in a real suntrap spot, and cannot be overlooked.

## SERVICES

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

## RIGHTS OF WAY

There are no footpaths over the property.

## LISTING

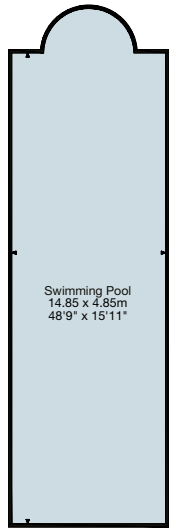
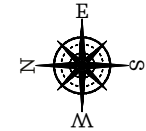
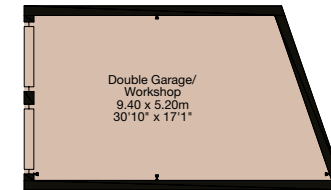
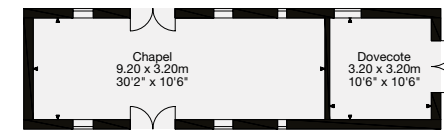
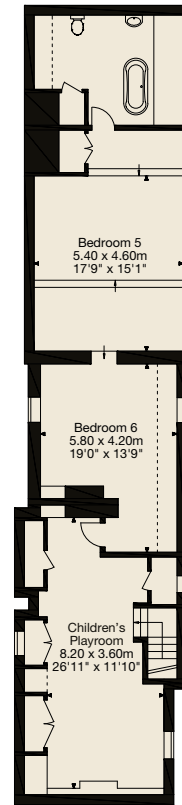
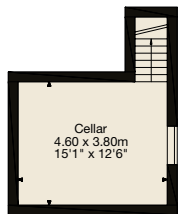
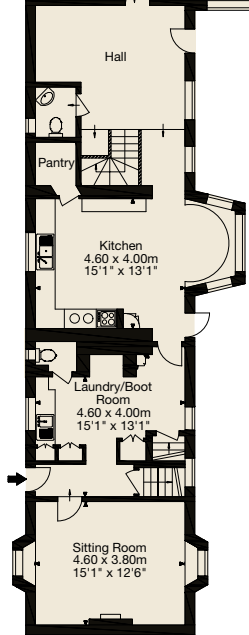
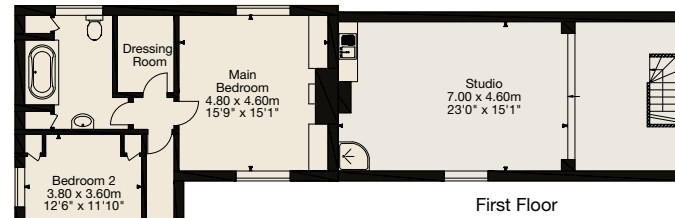
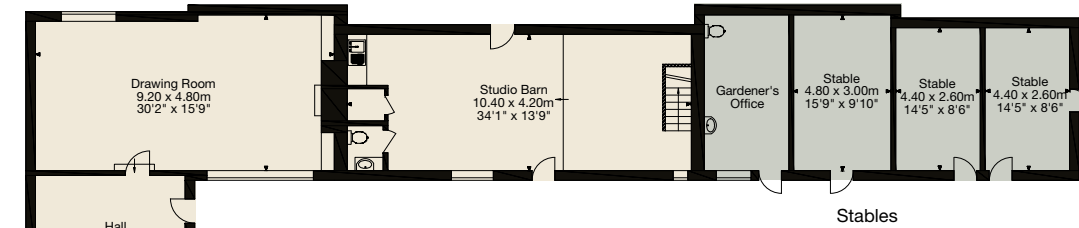
The property is Grade II listed.



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





## LOCAL AUTHORITY

Cherwell District Council - 01295 227001

**Council Tax:** Band H

## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

## WAYLEAVES, EASEMENTS & 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 quasieasements 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.

## DIRECTIONS

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**what3words:** titles.output.twist

**Butler**   
**Sherborn**

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