



Floré House, High Street, Standlake, Oxfordshire

Offers In Region Of £899,950



## Floré House, High Street, Standlake, Oxfordshire

Floré House is a charming 5-bedroom property with a 1-bedroom annexe steeped in history, located in the heart of one of Oxfordshire's most picturesque villages. Constructed from traditional Cotswold stone, this home blends seamlessly into the historic streetscape, exuding timeless appeal. Dating back two centuries, the property boasts a rich heritage, having served as both a haberdashery and butcher's shop in its past.

Spanning three floors, the home combines period features with versatile and expansive living spaces. High ceilings, exposed beams, and original stonework are complemented by thoughtful modern updates, creating a perfect balance of character and comfort. The property includes a self-contained 1-bedroom annexe, offering excellent potential for additional income, guest accommodation, or extended living space.

The ground floor showcases the property's character, with stone flooring throughout and a series of light-filled, beautifully proportioned rooms. A grand dining room, complete with a skylight and a glazed panel to the kitchen, provides an elegant space for entertaining. The kitchen itself offers a rustic charm with tiled flooring, ample storage, and direct access to the garden. The generously sized living room benefits from large bay windows that flood the space with light, while a feature log burner offers a cosy focal point.

The home's layout has been thoughtfully designed to cater to modern living while respecting its heritage. The addition of a combined utility room and downstairs cloakroom adds practicality, making it an ideal family home. The large entrance hall with its bright and welcoming feel sets the tone for the rest of the house, providing a seamless flow between the spacious reception rooms.

This unique property is a true gem, blending historical character with contemporary living. Perfectly suited for families, those seeking flexible accommodation, or anyone desiring a home full of charm and potential, Floré House is a rare opportunity to own a piece of Oxfordshire's rich history in a picturesque village setting.







## Elegant Interiors Across Three Floors

The first floor offers three double bedrooms, each brimming with natural light and character. The spacious landing area, with its charming nooks and high ceilings, includes a versatile space ideal for use as a dressing room, study, or cosy reading corner.

The family bathroom is currently undergoing a full refurbishment to deliver a contemporary and luxurious space. Planned upgrades include a modern suite with a freestanding bath, a walk-in shower, and skylight windows that enhance the room's airy feel.

The second floor provides a tranquil retreat with two further double bedrooms. These rooms boast quaint period features, such as exposed beams, vaulted ceilings, and picturesque dormer windows that frame views of the surrounding countryside. A convenient shower room and an additional usable landing space complete this floor, perfect for guests or teenagers seeking their own private space.



Floré House also benefits from a self-contained 1-bedroom annexe with a separate entrance. This versatile space is ideal for guest accommodation, rental income, or multigenerational living, with planning approval for further expansion. This addition enhances the property's flexibility, making it a unique and practical home.

The thoughtful balance of functionality and charm throughout ensures that each room has its own unique appeal, creating a seamless blend of comfort and practicality.







## Outdoor Living and a Village Setting

The outdoor space at Floré House is truly exceptional, featuring a private rear garden with a pergola-covered patio, summer house, and outdoor kitchen area—perfect for entertaining and enjoying outdoor living. The property also benefits from a garage with power and lighting, off-street parking, and convenient double-gated rear access.

Standlake is a picturesque village with a strong sense of community and is home to a highly regarded primary school. The Black Horse pub is a popular spot, known for its warm atmosphere and excellent food. The village also boasts a shop, post office, and the historic St. Giles' Church, adding to its unique charm.

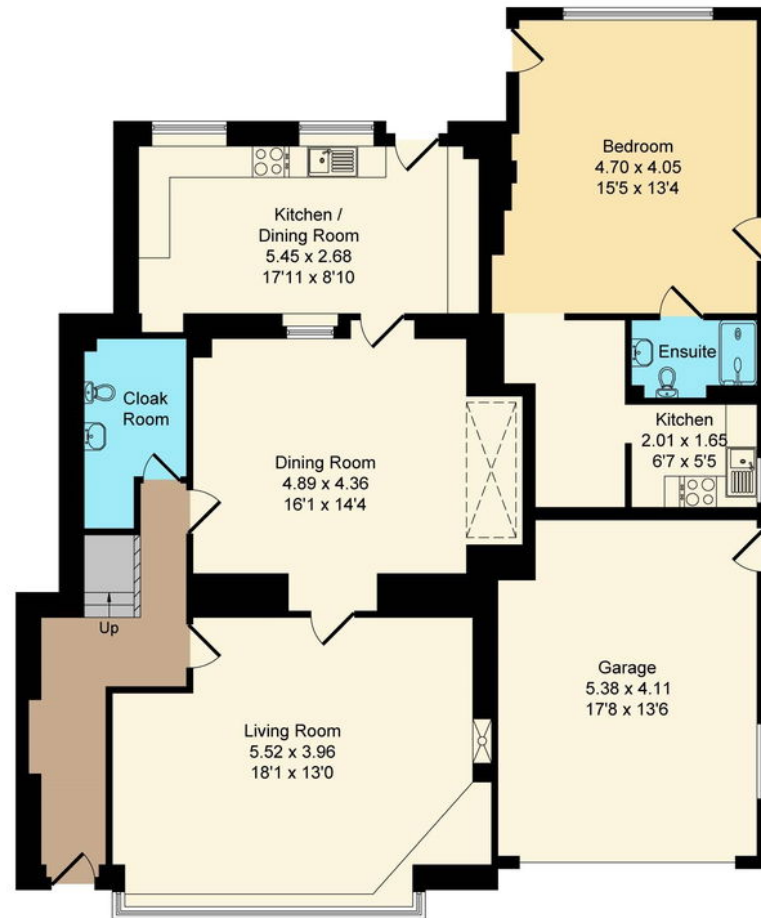
Surrounded by beautiful countryside, including the Standlake Common Nature Reserve, the village offers a tranquil lifestyle with excellent transport links to Oxford, Witney, and beyond. Additionally, nearby Hanborough and Didcot Parkway stations provide fast rail links to London, making this an ideal location for commuters seeking a balance between rural charm and accessibility.

Floré House combines modern convenience with the peace and beauty of village living, offering an exceptional lifestyle in the heart of Oxfordshire.

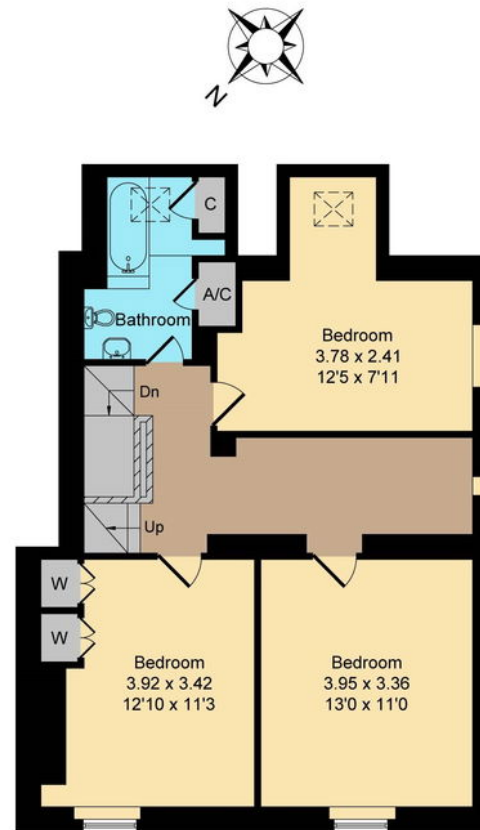




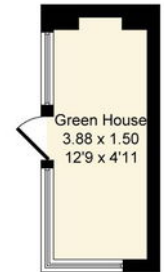
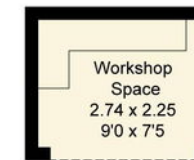
Approximate Gross Internal Area = 257.56 sq m / 2772 sq ft



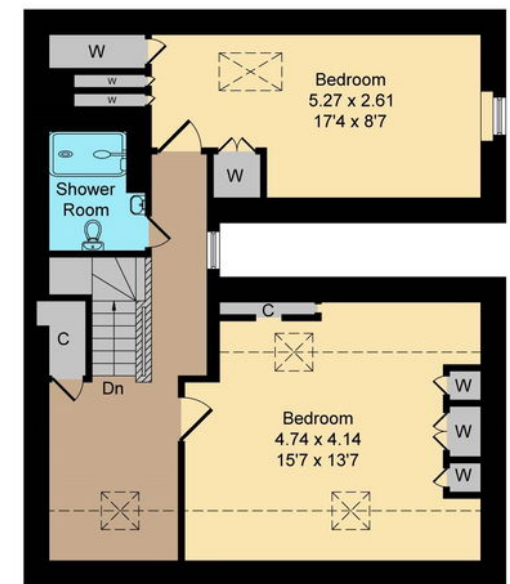
**Ground Floor**



**First Floor**



**Outbuilding**



**Second Floor**

This floorplan is for illustrative purpose only and is not drawn to scale. Measurement, floor-areas, openings and orientations area approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error of mis-statement. All parties must rely on their own inspections.