

# 18 THE HOMESTEAD

BRIZE NORTON, OXFORDSHIRE





Witney 6 miles, Bampton 3.5 miles, Burford 5 miles,  
Oxford 17 miles, Oxford Parkway Station 15 miles  
(London Marylebone 55 minutes) Charlbury Station  
10 miles (all times & distances approximate)

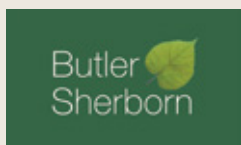
A GRADE II LISTED FOUR  
BEDROOM PROPERTY,  
FORMING PART OF AN  
ORIGINAL FARMHOUSE WITH  
MANY CHARACTER FEATURES,  
PRIVATE GARDEN AND  
DOUBLE GARAGE.

Ground Floor: Entrance Hall • Sitting Room • Rear Lobby  
Cloakroom • Utility Room • Dining Room • Kitchen

First Floor: Master Bedroom with En-suite • Guest  
Bedroom with En-suite • Family Bathroom

Second Floor: Double Bedroom • further Double  
Bedroom/Study

Outside: Garden • Enclosed Courtyard • Double Garage  
Parking



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## DESCRIPTION

18 The Homestead is believed to have dated back to the 1700's and was originally part of the main farmhouse to a working farm and collection of barns to the side, which have now been converted. Having been a comfortable family home for the past 30 years the property offers many character features, arranged over three floors with spacious living and scope to extend the kitchen in to the dining room, to create a larger family room.





## ACCOMMODATION

### Ground Floor

Entrance hall with exposed beams and wooden door to the sitting room with window to the front and an large Inglenook fireplace with beam over. From the sitting room a door leads to the rear lobby with flagstone floor built in cupboard and doors to the cloakroom and utility room with space for a washing machine and tumble dryer. Another door from the sitting room leads to the dining room with exposed beams, window seat to the side overlooking the courtyard area and stone fireplace with wood burner. The dining room leads to the kitchen and has a window overlooking garden, a wide range of wooden cupboards, ceramic sink unit, integrated oven, hob and dishwasher.

### First Floor

Stairs rise to the first floor and doors leading to the master bedroom with exposed beam, window to the side, built in wardrobe and en-suite shower room. Guest bedroom with window to the side with window seat, built in wardrobe and en-suite shower room.

Family bathroom with bath and shower over, window to the front, wash hand basin, airing cupboard and heated towel rail. Stairs to the second floor.



## Second Floor

Large double bedroom with window to the side, built in cupboard and eaves shelving. A further bedroom, currently used as a study with exposed beams and velux windows.

## OUTSIDE

A gate from the side of the cottage gives access to the garden and front entrance. The pretty garden is fully enclosed by fencing and stone walling and is filled with mature shrubs and plants, as well as a decked seating area, garden pond and shed for storage. There is a path along the side of the property to the enclosed courtyard area.

The rear of the cottage is access via a shared driveway and leads to the double garage/workshop with power, lighting, eaves storage and 2 parking spaces in front of the garages. There is additional parking in a shared visitors area. A path from the parking garage leads to the rear entrance to the property.

The property offers a good degree of flexibility, whilst enjoying a private side garden, a good degree of storage throughout and additional garage and workshop.

## SITUATION & AMENITIES

The property is situated approximately five miles from Burford on the outskirts of Brize Norton, which has a primary school and a fine parish church. Burford, Bampton and Carterton provide every day shopping facilities with major supermarkets at nearby Witney. Oxford and Cirencester being the main shopping and cultural centres for the area.

There are excellent road and rail communications with London via the A40/M40 and a mainline train service Charlbury to London Paddington.

Sporting and cultural opportunities include golf at Burford, Wychwood and Witney. Theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon.

## SERVICES

Mains water, drainage, gas and electricity. Gigaclear Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but 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 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.

## TENURE

Freehold

## LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W [westoxon.gov.uk](http://westoxon.gov.uk)

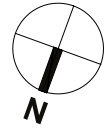
## COUNCIL TAX


Band E

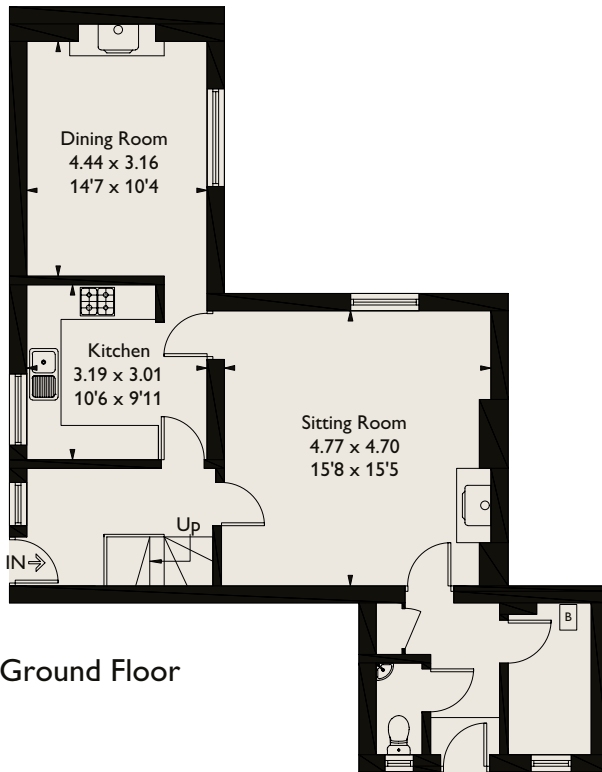




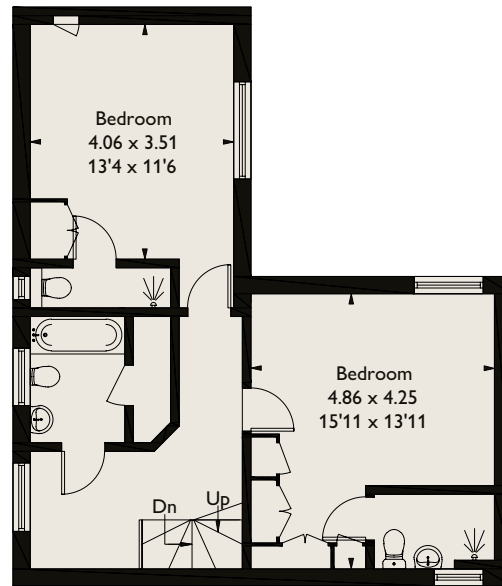
Approximate Area = 167.9 sq m / 1807 sq ft  
 Including Limited Use Area (16.0 sq m / 172 sq ft)  
 Garage = 34.5 sq m / 371 sq ft  
 Total = 202.4 sq m / 2178 sq ft



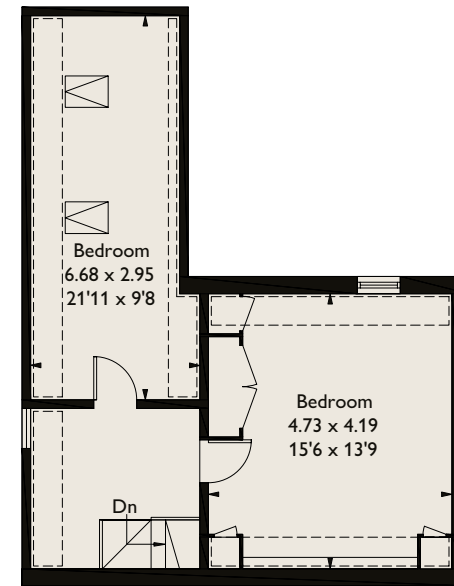
 = Reduced head height below 1.5m



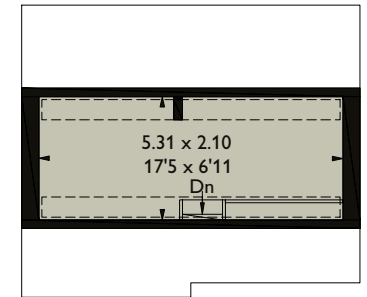
Ground Floor



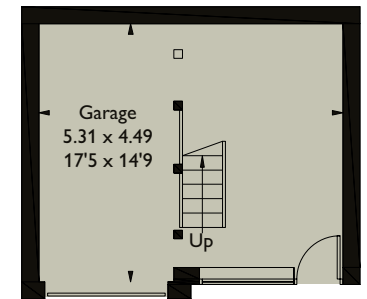
First Floor



Second Floor



Garage First Floor



Garage Ground Floor  
 (Not Shown In Actual Location / Orientation)



## VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E [bur@butlersherborn.co.uk](mailto:bur@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE OX18 3LY)

From Burford, at the roundabout take the second turning, heading on the A40 towards Witney. After approximately 2 miles, turn right taking the Burford Road and continue on for a 3 miles, past the Crocodiles of the World, where you will come to a junction. Turn right and immediate left, continuing on the Burford Road. At the next junction, turn right and at the roundabout take turn right onto Carterton Road. The shared entrance to the rear of the property can be found on the right hand side.

what3words: farmers.piglets.sheepish



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

