

ALVIS HOUSE

WEALD, BAMPTON, OXFORDSHIRE



Faringdon 6 miles, Witney 7 miles, Burford 9 miles, Oxford 19 miles. Daylesford Organic 19 miles, Soho Farmhouse 21 miles. Oxford Parkway Station 17 miles (London Marylebone from 55 minutes) Didcot Station 21 miles (London, Paddington from 37 minutes) (all times & distances approximate)

AN IMPRESSIVELY SPACIOUS AND STYLISHLY PRESENTED FIVE BEDROOM FAMILY HOUSE WITH BEAUTIFULLY LANDSCAPED GARDENS AND RURAL VIEWS, QUIETLY SITUATED IN AN EDGE OF VILLAGE LOCATION.



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Ground Floor: Vaulted Entrance Hall • Drawing Room
Kitchen/Dining Room • Vaulted Family Room • Gym with Sauna • Shower Room • Utility Room • Cloakroom
Attached Double Garage • Plant Room

First Floor: Galleried Landing • Principal Bedroom with Dressing Area and En Suite Bathroom • Guest Bedroom with En Suite Shower Room • Three Further Bedrooms
Family Bathroom

Outside: Gated Driveway • Landscaped Gardens
Victorian style Greenhouse

DESCRIPTION

Situated in an enviable position, Alvis House is a substantial Cotswold's stone home, located in a discreet enclave on the edge of Bampton Village. A unique sanctuary where traditional Cotswold's stone is combined with contemporary sophistication. This unique dwelling represents a fusion of both heritage and exceptional style.

The property is a testament to the architect's meticulous attention to detail and respect for aesthetics, sophistication, and comfort. Underfloor heating and air-conditioning create year-round comfort. The ground floor features limestone or oak parquet flooring throughout and Jim Lawrence light fittings glow throughout the living spaces. The house features a stunning and bespoke modern country kitchen with oak interiors.

Externally, the garden has been recently professionally landscaped, featuring ever-green and seasonal planting, a kitchen garden and greenhouse – all of which will continue to flourish as they mature in the future for the most idyllic indoor/outdoor living.

The property was recognized and celebrated by the June 2023 national print edition of "25 Beautiful Homes" that features "the UK's best properties".



ACCOMMODATION

Ground Floor

The first step into the property features an impressive 13ft vaulted entrance hall with access to the living spaces that unfold to either side. To one side, the elegant drawing room of over 29ft in length. To the other side, the fabulous kitchen and dining space. Both remarkable spaces extend by bi-folding doors to the rear garden seating areas, an intentionally designed indoor/outdoor living space, ideal for entertaining.

The kitchen has bespoke fittings including a large breakfast island, larder cupboards, marble worktops and appliances to include two ovens; an induction hob with pop-up extractor unit; integrated dishwasher and side-by-side integrated fridge and freezer. The large, vaulted family room is connected to the kitchen through a modern glass "link", which is enveloped in exposed Cotswold's stone brick. The family room leads to the gym, which has been designed as a space not only for physical well-being but also features the luxury of a corner sauna and shower room. Accessible from this area are the garage and plant room.



Both rooms also have bi-fold doors, adding to the feeling of space and light. The cloakroom is off the entrance hall, with the adjacent boot room providing generous storage. It leads to the utility room, which can also be accessed from the dining area, and is fitted with laundry appliances.

First Floor

Stairs rise to a galleried landing and five generously sized, comfortable and elegant bedrooms. The spacious principal bedroom offers beautiful views of the kitchen garden, boasts a fitted dressing area leading to an en-suite bathroom featuring both a bath and separate shower. Completing the ensemble are four further bedrooms, one with an en-suite shower room. The first floor also features a well-positioned family bathroom with both a bath and separate shower.

OUTSIDE

The property is approached via an electronically operated five bar gate leading to a generous gravel driveway that not only bestows a sense of arrival but also conveniently grants access to the garage, which has bi-fold doors.



Paths to either side of the property create the transition between front and rear, leading to pedestrian gates before the garden, and access to the side door adjacent to the family room.

The garden is a true masterpiece of professional landscaping and is predominantly laid to lawn and planting. It features a broad limestone terrace with two contemporary water features, herbaceous beds, various trees. The garden boasts a space of raised produce beds, with gravel pathways between leading to attractive Victorian style greenhouse.

SITUATION & AMENITIES

Weald is a small hamlet on the outskirts of the pretty village of Bampton, situated in the Thames Valley countryside, between the Cotswolds and the Vale of the White Horse. Bampton has wide principal roads with many fine period properties and a broad central market square, renowned as one of the locations of Downton Abbey. It offers an excellent range of amenities for a village of its size including a small supermarket and an award winning butcher/delicatessen, hairdresser, cafés, post office, several pubs, medical centre with pharmacy, a library and a popular garden centre, as well as one of the largest churches in West Oxfordshire. More comprehensive amenities can be found in Faringdon and Witney. There are many excellent dining pubs nearby, including The Double Red Duke at Clanfield. Daylesford Organic and Soho Farmhouse are both within easy reach.

There is a village primary school in Bampton and the highly regarded secondary school at Burford is nearby. The excellent choice of independent schools in the area include Hatherop Castle, Cokethorpe and St Hugh's, with many renowned schools in and around Oxford.

Other historic larger centres such as Oxford, Cheltenham, and Cirencester are within driving distance. Communications are good with access to the A40 connecting to the M40 to London, and the M5 to the west. Rail stations at Oxford Parkway and Didcot provide a regular service to London Marylebone and Paddington taking from 55 and 37 minutes respectively. There are regular buses to both Witney and Oxford.

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, and electricity. Central heating via air source heat pump. Air conditioning to the principal bedroom, family room and gym. 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. Some of the contents may also be available by 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

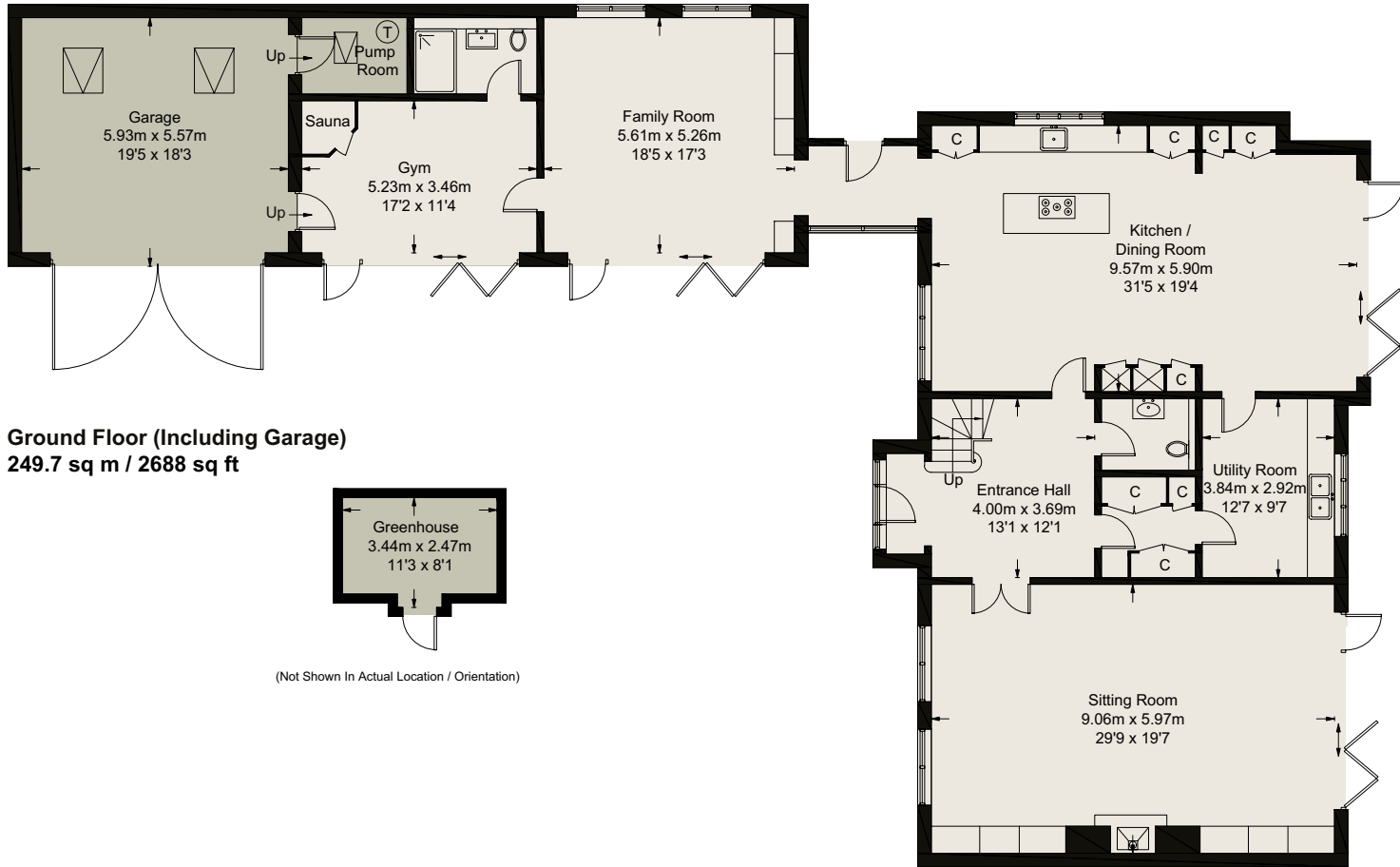
Freehold

LOCAL AUTHORITY

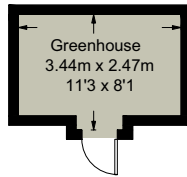
West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

COUNCIL TAX

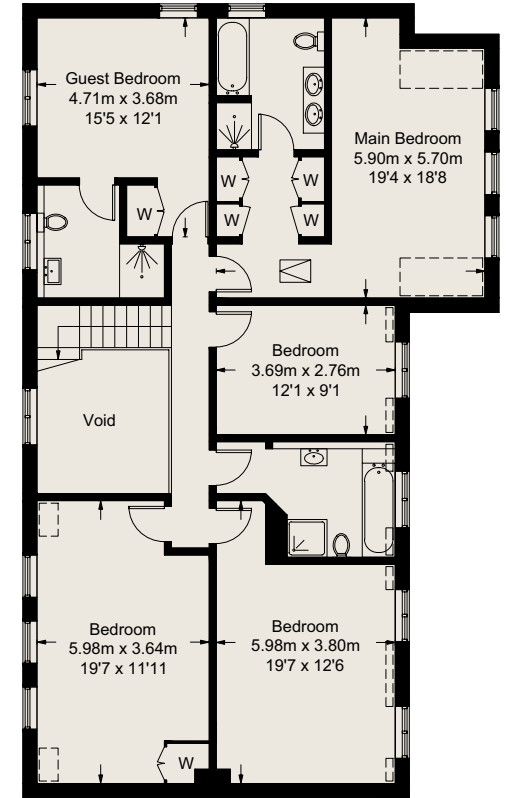
Band G



Ground Floor (Including Garage)
249.7 sq m / 2688 sq ft



(Not Shown In Actual Location / Orientation)



First Floor
124.7 sq m / 1342 sq ft

Approximate Gross Internal Area = 374.4 sq m / 4030 sq ft
 Green House = 7.7 sq m / 83 sq ft
 Total = 382.1 sq m / 4113 sq ft
 (Including Garage / Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1021488)



VIEWINGS

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E katy@butlersherborn.co.uk

DIRECTIONS (POSTCODE OX18 2HW)

From Burford take the A40 in the direction of Oxford. After 1.9 miles turn right, signposted Brize Norton. Follow this road and at the staggered crossroads proceed straight across into Brize Norton village. Turn right at the T-junction towards Bampton and Carterton and proceed over the mini roundabout towards Bampton on the A4095 for approximately 3 miles. On entering Bampton, cross over the mini roundabout into Bridge Street. After 0.3 miles turn left into Weald Street. Alvis House will be found after 0.6 miles on the left hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

