

GRANGE FARM
BRIZE NORTON, OXFORDSHIRE



Carterton 1.5 miles, Bampton 3.9 miles, Burford 4.2 miles, Witney 4.4 miles, Oxford 16.8 miles, Charlbury Station 12.8 miles (London, Paddington 70 minutes), Oxford Parkway Station 15 miles (London Marylebone 55 minutes) (all times & distances approximate)

A FIVE-BEDROOM GRADE II LISTED, 16TH CENTURY MONASTIC GRANGE WITH AN ABUNDANCE OF CHARACTER AND CHARM, STONE OUTBUILDINGS, Paddock, GARDENS AND 14TH CENTURY DOVECOTE. SITUATED ON THE EDGE OF THE PRETTY VILLAGE OF BRIZE NORTON. IN ALL APPROXIMATELY 2.8 ACRES.



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Ground Floor: Entrance Hall • Drawing Room • Dining room
Cloakroom • Kitchen • Breakfast Room • Utility

First Floor: Principal Bedroom • Dressing Room (formerly a bedroom) • Jack and Jill Bathroom • Two further Bedrooms
Family Bath and Shower Room

Second Floor: Two Double Bedrooms • Bathroom
Office/Bedroom

Outside: Driveway • Stable/Garage • Dairy/Games Room
Workshop with rooms above • Side Garden • Rear Garden with
Dovecote and Paddock beyond

DESCRIPTION

Grange Farm is a wonderful example of a historical Monastic Grange, believed to have dated back to the 16th Century. Prior to this the original building on the site is mentioned to date back to 1100's. A plethora of historical references can still be seen at the property such as medieval drains, a 12th Century Arrow slit window, stair tower and stone arch window. Flagstone flooring, high ceilings with original beams and many original timbers on the second floor, all of which show the splendour of this unique building. Previously owned by Christ Church College, Oxford, the property has been thoroughly enjoyed and lovingly maintained by the current family for the past 20 years.

Alongside this exquisite building there are stone outbuildings and stunning grounds, measuring approximately 2.8 acres. Of particular note, the owners have enjoyed being part of the annual National Garden Scheme for the past 15 years alongside other gardens in the village.

ACCOMMODATION

Ground Floor

Stone covered entrance porch leads to the main entrance hall with flagstone flooring, to the right the drawing room with open fireplace and dual aspect windows. Ahead there is a door that leads to the main stair tower leading to the first floor. To the left of the entrance hall, the dining room with original stone flooring and Inglenook fireplace with wood burning stove. A perfect room

for formal dining. Opposite the dining room is the cloakroom utility area. To the end of the hallway is the kitchen with exposed beams, feature Aga and central island. To the right, the breakfast room with door to small cellar and double doors to the side garden and door to rear.

First & Second Floors

Via the stair tower to the first floor landing. To the left the dressing room (previously a bedroom) with fully fitted wardrobes and window to rear. To the right the principal bedroom with feature window seat. A spacious room with south facing window to front. A door to the right leads to a Jack & Jill bathroom with double vanity unit, enamel bath and WC. On the main landing a further double bedroom with feature fireplace and window seat, with a window to the front. Continue along the landing to the right a generous double bedroom with two windows overlooking the rear. A door leads to a corridor with storage which links back to the main stair tower. On this floor there is a further family bath and shower room, stairs leading down to the kitchen and up to a further bedroom/office with exposed beams and impressive vaulted ceiling and window to side. Continue up the main stair tower to the other part of the second floor with study/landing area, two double bedrooms with dormer windows to the front and original exposed beams and central bathroom serving both bedrooms.

OUTSIDE

The property is approached via a gravelled driveway leading to a central lawned circle at the front of the property with well stocked borders at the front of the building To the left, a south facing courtyard and dairy with original cobbled flooring, inglenook fireplace and original wash house basin. Currently used as a games room which is suitably private from the main house. To the right of the dairy is large workshop, a former brewery with separate stairs leading to two spacious loft areas, ideal to convert (subject to necessary planning consent) but incredibly useful storage. To the right of the house the stables/garage with further dry storage space and fronted by beautiful roses in the summer months.



To the left of the driveway is a beautifully kept paddock laid to lawn with a mature Walnut tree, all bound by stone walling. Behind the paddock to the left hand side of the house is the croquet lawn, log store, a stone outbuilding and side garden with mature trees and access from the breakfast room. To the rear a vegetable garden with greenhouse, a large lawned rear garden with fruit trees and stunning 14th century dovecote with topiary box hedging surrounds the building which is covered in roses in the Summer. Beyond the rear garden is a triangular paddock, mainly tended as a wild meadow with a timber building in one corner which houses chickens.

SITUATION & AMENITIES

Brize Norton is a former agricultural village halfway between the iconic Cotswold market town of Burford and the picturesque village of Bampton. Many period stone built properties remain and Brize Norton has a Norman church and thriving village hall, a popular community café housed in the sports pavilion, as well as two traditional village pubs, one of which is just a few minutes' walk from Grange Farm. Nearby Carterton has a range of shops and supermarkets and a leisure centre, whilst Witney has a good selection of high street stores, independent boutiques and a cinema complex. Burford, known as the 'gateway to the Cotswolds' has a range of lovely shops, cafés and pubs, as well as the popular Burford Garden Centre and Cotswold Wildlife Park.

Other historic larger centres such as Oxford, Cheltenham, and Cirencester are within driving distance and provide more extensive amenities and facilities. 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 Charlbury provide a regular service to London Marylebone and Paddington taking from 55 and 70 minutes respectively.

There is a village primary school in Brize Norton (Ofsted:Good) and a highly regarded secondary school at Burford. The excellent choice of independent schools nearby include Hatherop Castle, Cokethorpe and St Hugh's, with many renowned schools in and around Oxford and Abingdon.

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

SERVICES

Mains water, drainage, and electricity and oil fired central heating. Fibre 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

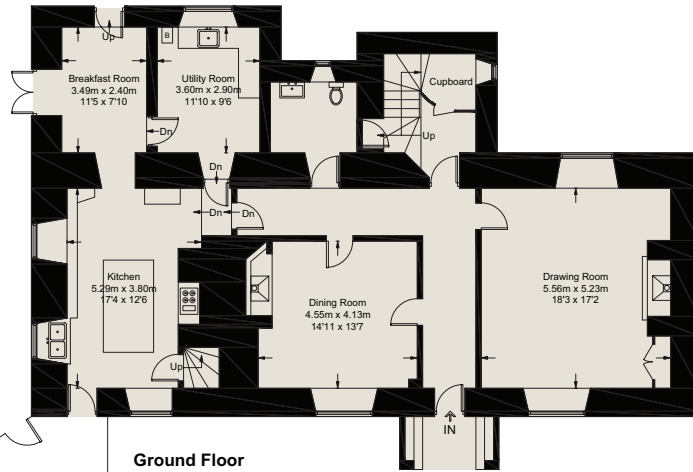
Freehold

LOCAL AUTHORITY

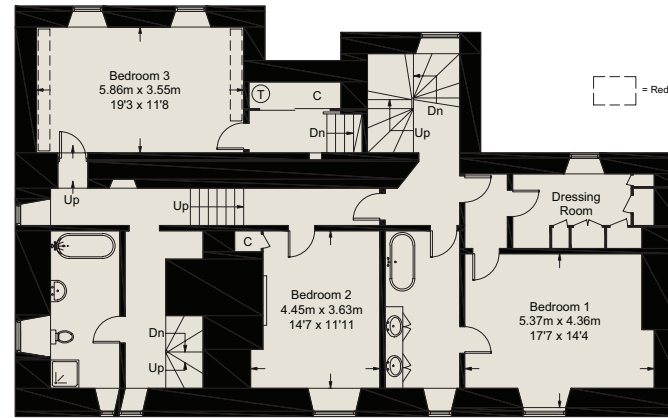
West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

Council Tax: Band F

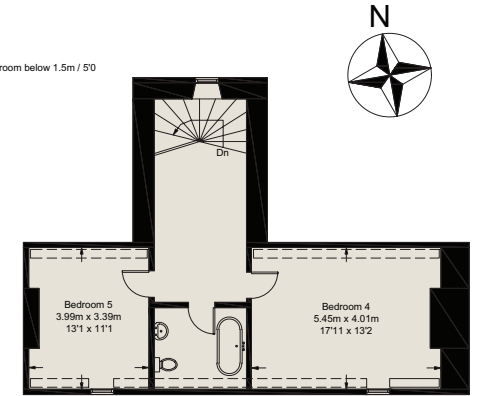




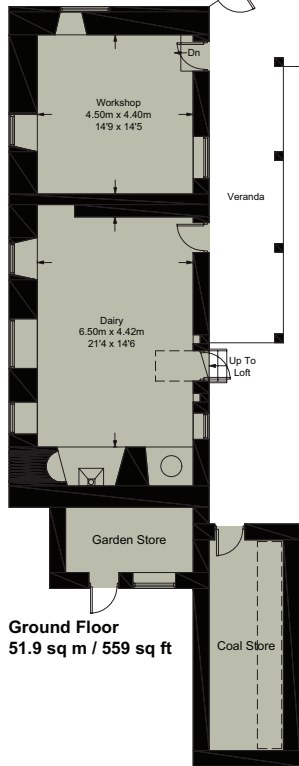
Ground Floor
145 sq m / 1561 sq ft



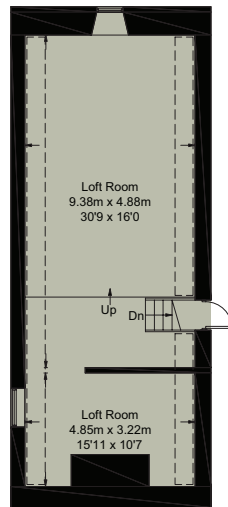
First Floor
145.9 sq m / 1570 sq ft



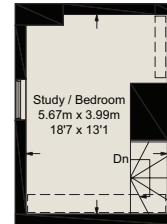
Second Floor
57.5 sq m / 619 sq ft



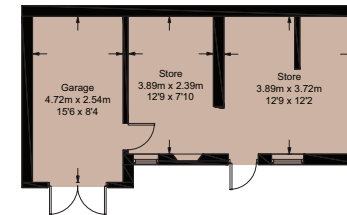
Ground Floor
51.9 sq m / 559 sq ft



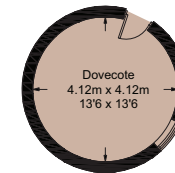
First Floor
61.4 sq m / 661 sq ft



Second Floor
22.3 sq m / 240 sq ft



(Not Shown In Actual Location / Orientation)
37.6 sq m / 405 sq ft



(Not Shown In Actual Location / Orientation)
13.3 sq m / 143 sq ft

Approximate Gross Internal Area = 370.7 sq m / 3990 sq ft
 Outbuilding = 164.2 sq m / 1768 sq ft
 Total = 534.9 sq m / 5758 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1070481)



VIEWINGS

Please telephone Butler Sherborn, Burford Office
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DIRECTIONS (POSTCODE OX18 3NN)

From Burford take the A40 in the direction of Oxford. After 1.9 miles turn right, signposted Brize Norton. At the junction turn right and immediately left onto Burford Road. Grange Farm will be found after 0.4 miles on the left hand side, set back from the road.

What3words: [///townhouse.eminent.dream](https://www.what3words.com/#!/en////townhouse.eminent.dream)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

