



Weston-on-the-Green, Bicester, Oxfordshire



Southfield Farmhouse

A handsome Cotswold stone farmhouse and multiple ancillary accommodations on the edge of a thriving village near Oxford.

This delightful farmhouse is setback down a desirable Lane within the popular village of Weston On The Green. The accommodation is extremely versatile, with two detached annexes forming a courtyard to the rear of the property. Internally, multiple period features include inglenook fireplaces, exposed timbers, Stone mullion windows, and timber floors. The main reception rooms are full of character and enjoy views over the front garden. The kitchen breakfast room is to the rear of the property with a vaulted ceiling and overlooks the courtyard. Upstairs, the bedroom accommodation is versatile. There are five bedrooms and four bathrooms.



Guide price: £1,800,000

Tenure: Available freehold

Local authority: Cherwell District Council

Council tax band: H











The Property

To the rear of the property, a range of traditional outbuildings have been converted into two separate annexes divided by archways. Each has a reception room, bedroom and bath/shower room, providing ideal, ancillary accommodation for dependent relatives or the possibility of income-generating assets. To the front of the property is a lovely garden framed by Stonewall. This is mostly laid to the lawn and delightfully intertwined with the handsome facade of the main house.

Location

Southfield Farmhouse is situated in the centre of the thriving village of Weston-on-the-Green, seven miles north of Oxford. Weston on the Green is a vibrant village between Oxford and Bicester. The village has a great community with a wide range of amenities, including a country house hotel, two pubs, a village post office/stores, and a farm-based ice cream shop and cafe. The area enjoys breathtaking countryside while benefitting from all the amenities associated with city life. There is a park and ride, three mainline rail stations to London, all within 6 miles, and excellent road and rail connections to London and the Midlands (via the A34/M40) and the national motorway network. As you would expect, the educational institutions are second to none and include the following: Oxford and highly regarded independent day schools, including The Dragon, Oxford High, Magdalen College School are all within a short drive or bus journey. World-renowned shopping facilities at Bicester Village and Westgate Shopping Centre in Oxford plus gym facilities include spa, indoor and outdoor swimming and tennis courts at Bicester Golf and Country Club.

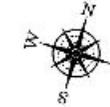
Distances

Kirtlington 6 miles, Oxford Parkway 7 miles,

Bicester Village North Station 5.8 miles, Bicester Village Shopping Centre 5.1 miles, Central London 63 miles (Distances and times approximate).

Gross Internal Area (Approx.)

Main House = 331 sq m / 3,562 sq ft
 Cottage 1 = 50 sq m / 538 sq ft
 Cottage 2 = 50 sq m / 538 sq ft
 Outbuilding = 36 sq m / 387 sq ft
 Total Area = 467 sq m / 5,025 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.



Knight Frank
 Oxford Sales
 274 Banbury Road
 Oxford
 OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
 Harry Sheppard
 01865 264879
harry.sheppard@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs and videos dated September 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

