



Pond Farmhouse, Finstock, Oxfordshire



A light and spacious modern farmhouse with equestrian facilities, wonderful views and 4 acres.

Summary of accommodation

Ground floor Porch | Entrance hall | Sitting room | Dining/family room
Kitchen/dining room | Pantry | Office | Cloakroom | Plant room

First floor Six bedrooms | Three bath/shower rooms | Dressing room

Outside Barbeque terrace | Pizza oven | Gardens

American barn with stables | Tackroom | Wash bay and mezzanine storage
Menage | All weather-turnout | Machinery store | Store/garaging field shelters | Pond

In all about 4.06 acres

Current owners rent an additional 1 acre paddock.

Distances

Ramsden 1 miles, Charlbury Station (London Paddington 70 mins) 4 miles, Burford 8 miles,
Woodstock 9 miles, Chipping Norton 10 miles, Soho Farmhouse 11 miles

Daylesford Organic Farm Shop 12 miles, Oxford Parkway (London Marylebone 60 mins)

(All distances and times are approximate).





Situation

Pond Farmhouse enjoys a wonderful elevated position with views over the yard and rolling countryside beyond. Situated on the edge of the thriving village of Finstock.

Finstock is a delightful Cotswold Village, peppered with unique and characterful homes and a thriving community. It has a highly regarded Primary School, village shop, pub and beautiful countryside walks and bridleways on your doorstep, and with even more to explore in the villages beyond. The village is part of a network of wonderful villages and communities, all with beautiful surroundings and charming pubs and restaurants, particularly in the neighbouring village of Ramsden. As well as the local Primary School, Windrush Valley School is just 6 miles away and currently rated 21st in the Sunday Times' top Prep schools in the country.

The village is also well placed for access to some of the County's most sought-after state and independent senior schools. Finstock is a village where you can enjoy all of the peace, beauty and fresh air of the surrounding countryside, but London is within easy reach as Charlbury Train Station is less than 4 miles away, with its direct link to London Paddington. Sporting and leisure facilities include golf in Chipping Norton, Burford, Witney and Frilford Heath, racing at Cheltenham, Newbury and Stratford, whilst the local area provides a wonderful network of bridleways and footpaths. The popular Soho Farmhouse and Daylesford Organic Farm Shop are also within easy reach.

The Property

Pond Farmhouse is a substantial modern farmhouse amidst rolling Cotswold countryside. The property has a unique and fortunate layout to a rural retreat and precious sanctuary with a high level of privacy. The stables, barns, outdoor arena and three paddocks provide excellent provision for those seeking an equestrian element, although could also offer the potential to convert into other uses, subject to the necessary consent.

The house is constructed of part-rendered stone under a tiled roof. The current owners have extended and upgraded the property and facilities to create a truly superb home. Despite its grand proportions, this home has a real warmth to it and has been designed to be a joy to live in and one to create wonderful memories in with family and friends. With six generous double bedrooms and three reception rooms, the property itself will suit a large or growing family.

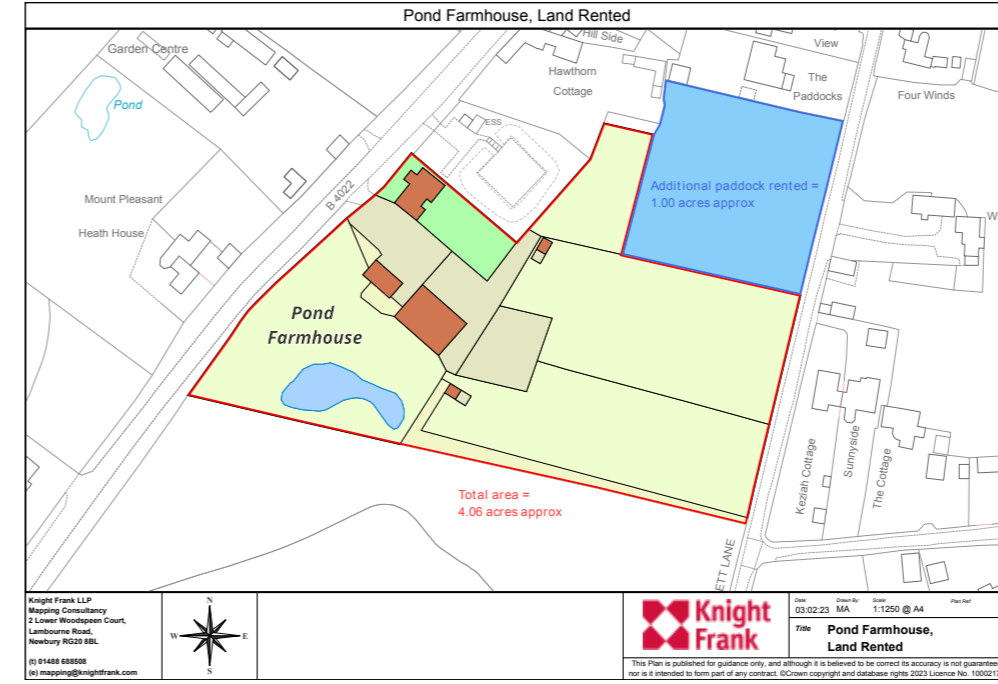


It has been extremely well designed with open spaces for family and friends to gather and quieter corners to work or study. Externally the enclosed garden is the perfect extension to the home, a peaceful yet manageable space to enjoy throughout the year while keeping watch over your animals, land and the beautiful views beyond. The property has various outbuildings and shelters, totalling 5,000 sq ft, most notable is the 3,600 sq ft barn, with separate stables and tack room and a mezzanine storage area.

From the double-height entrance hall, you have access to the ground floor office, cloakroom/utility, sitting room and dining room, which leads to the kitchen/diner. All of the principal reception rooms have views of the garden, land and views beyond. The sitting room is a superb and impressive space with exposed beams, a fireplace and double doors out to the garden. The dual aspect kitchen/diner is the heart of the home, with plenty of space for preparing meals, gathering around the breakfast bar or entertaining at the large dining table, and with French doors to the garden and outside the eating area.

The beautiful oak staircase rises to the first floor, where there are four double bedrooms. The principal suite is really special, with a generous bedroom overlooking the garden and spectacular views beyond, and with a dressing area and en suite shower room. There are three more very generous double bedrooms and a family bathroom. The second floor has the potential to be a great space for teenagers, relatives or staff, as there are two generous double bedrooms, a shower room and a spacious landing, giving options for further office or living space. This is a fantastic property for entertaining, both inside and out, and particularly well-catered for barbeques and al fresco dining using the pizza oven. There is plenty of space for a sizable party and an enclosed garden useful for children and pets.





Equestrian yard and Outbuildings

Pond Farmhouse is set on approximately 4 acres, and the majority of the grounds are given to three paddocks, an outdoor arena and an all-weather turnout. There is, however, a large enclosed lawned garden with border planting and a vegetable patch, as well as a fabulous pizza oven and superb patio area for al fresco dining. The views beyond the garden and fields are breathtaking and made even better by the fact that your horses can peer over your garden fence and see you, as well as the convenience and security of having them on-site with you. There is a range of outbuildings totalling 5,000 sq ft next to the main house, and are in such a location as to be flexible in their use. The 3,600 sq ft stable block contains two stables, a tack room, a wash bay and a mezzanine-level storeroom. The current owners rent a further 1 acre paddock, which may be available to any new purchaser.

Property information

Services: Mains water, electricity, gas, private drainage. BT and broadband connected.

Local authorities: West Oxfordshire District Council. Tel: 01993 861000

Oxfordshire County Council. Tel: 01865 792422

Guide Price: £2,000,000

Tenure: Freehold

Council Tax: Band E

Directions (OX7 3DE)

From Charlbury, take the A4022 towards Fawler and Finstock. Continue past the first and roads into the second entrance to the village of Finstock and continue on the same road. Pond Farmhouse is the last property on the left through the blue electric gates.

Viewings

By appointment through sole selling agent Knight Frank.

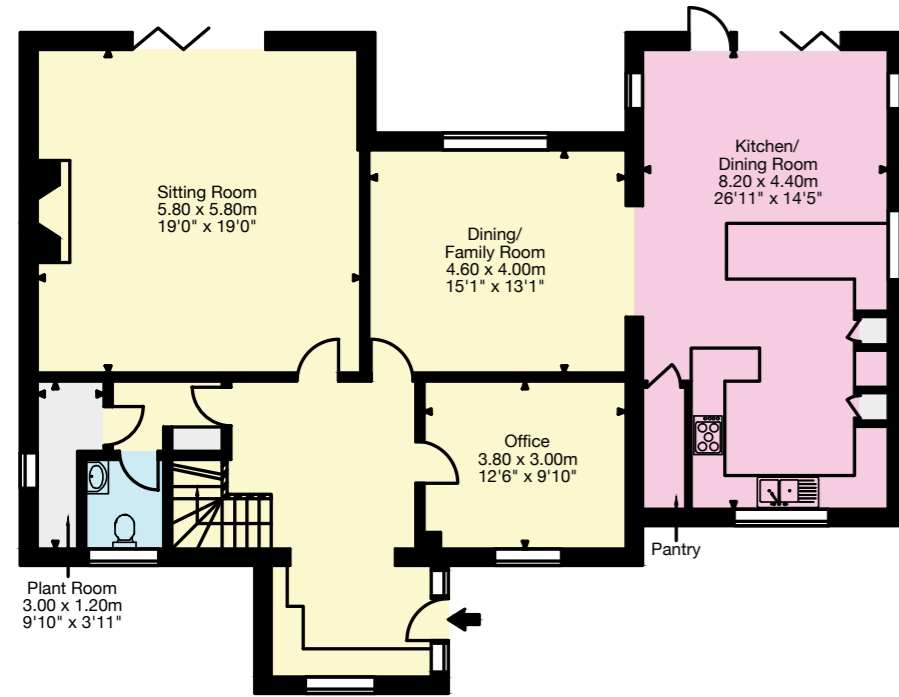


Approximate Gross Internal Floor Area

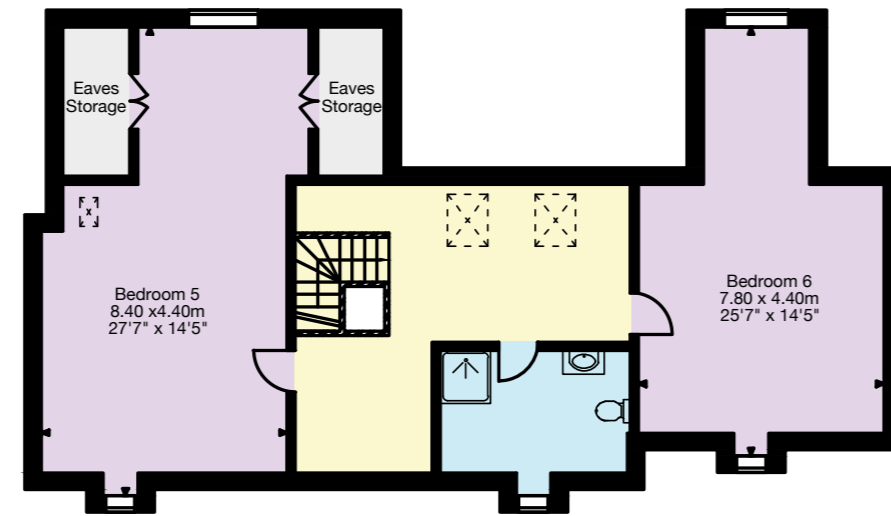
Total Area = 337.8 sq m / 3,636 sq ft

(incl. areas of restricted height)

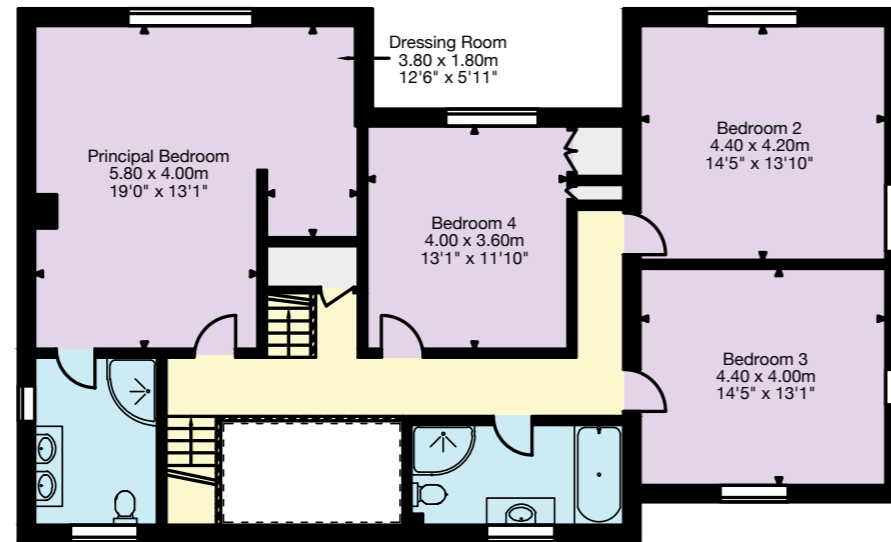
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Second Floor



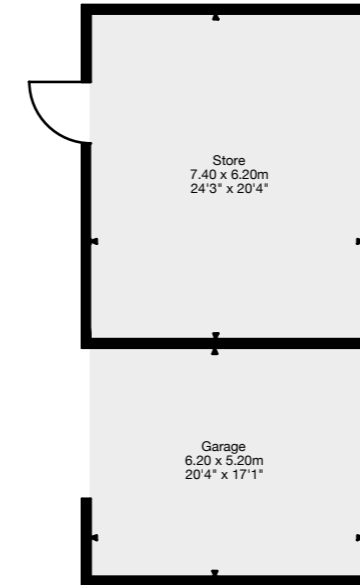
First Floor

Approximate Gross Internal Floor Area

Total Area = 465.1 sq m / 5006 sq ft

(incl. areas of restricted height)

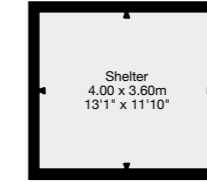
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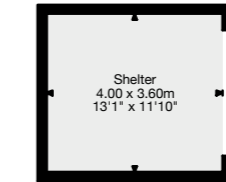
Outbuilding



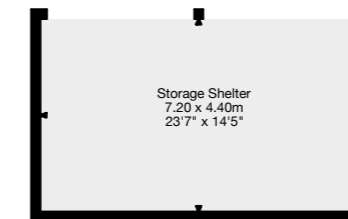
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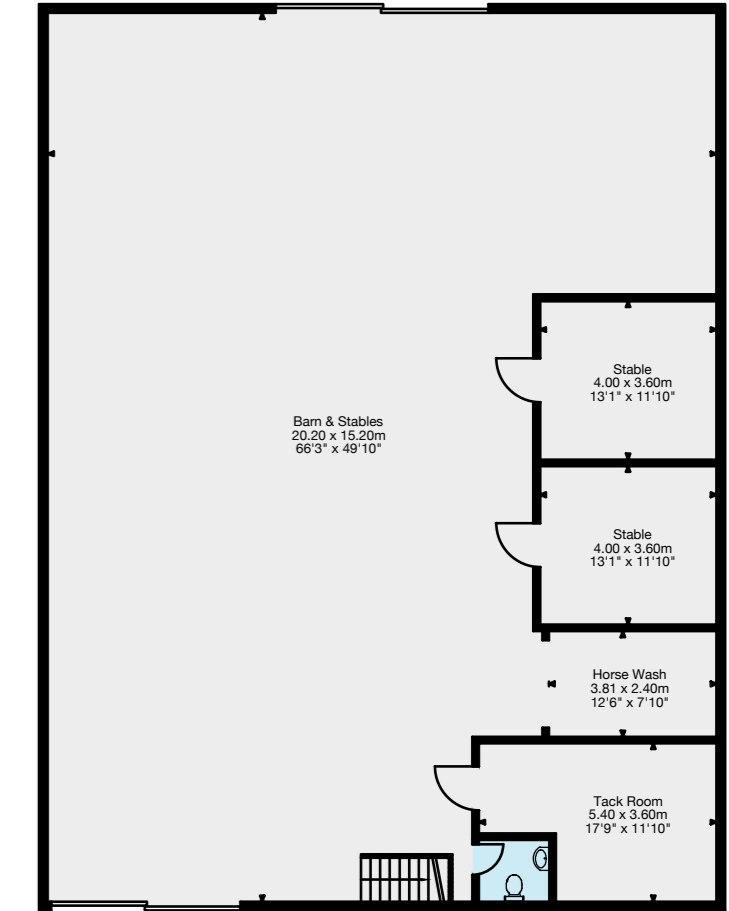
Outbuilding



Outbuilding



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I would be delighted to tell you more
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