



The Rectory Farmhouse, Church Hanborough, Oxfordshire

An idyllic quintessential Cotswold setting.

Summary of accommodation

Entrance hall | Drawing room | Sitting room | Garden room | Office | Kitchen/breakfast room
Utility/pantry | Cloakroom

4 bedrooms | 4 bath/shower rooms | Annexe (2 bedrooms, family bathroom, lounge/gym)

5 garages | Carport | Garden store | Greenhouse | Detached double garage and tractor
shed with studio above

Exquisite gardens, edge of village setting, delightful views | Paddock

In about approx. 1 acre

Distances

Hanborough Station (to London Paddington 63 minutes) 2 miles, Woodstock 4 miles,
Charlbury 7 miles, Oxford Parkway Station (to London Marylebone 77 minutes) 8 miles,
Oxford 10 miles, Soho Farmhouse 16 miles, Didcot Parkway 21 miles, Abingdon 16 miles,
Hungerford 36 miles, London 86 miles (All distances and times are approximate).





Situation

Situated some six miles west of Oxford, Church Hanborough is a sought-after village noted for its church spire which can be seen from afar. The village offers an interesting blend of period and modern properties. Church Hanborough is conveniently situated for easy access to several major centres including Oxford and Witney and the smaller towns of Woodstock, Charlbury and Eynsham.

The railway stations of Hanborough (2 miles, but less on bike or foot) and Oxford Parkway (7 miles) are both nearby, providing regular services to London, Paddington and London, and Marylebone. The private Country Club, Estelle Manor, is only 3 miles away.

Also, there is a regular bus service between Witney and Oxford from nearby Eynsham. Many notable schools including The Dragon, Summerfields, Oxford High, Magdalen College, St. Edwards and Headington are convenient as are Abingdon, Cokethorpe and St. Hugh's. Blenheim Palace, Woodstock is a popular local attraction, with lovely walks in the park which is a World Heritage Site.

The Property

The Rectory Farmhouse is a charming Grade II listed period property which stands proudly alongside St Peter & St Paul's church in the village of Church Hanborough. The house has been lovingly restored and offers bright and spacious accommodation and, in addition, there is a newly converted two bedroom annex. The farmhouse itself offers three receptions, four - five bedrooms and four bathrooms.

There are also two double garages, one with a studio above, ready to accommodate a car lover's dream. The grounds beyond the electric gates extend to around one acre. The gardens have been professionally landscaped and regularly tended by Nicholsons. The elevated position offers wonderful south-westerly views overlooking the gardens, orchard and a Haha.







Property information

Services: Mains Gas, water, electricity and drainage.

Central heating, mains gas, Fibre optic broadband (Gigaclear) to the house, annexe, studio.

Local Authority: West Oxfordshire District Council

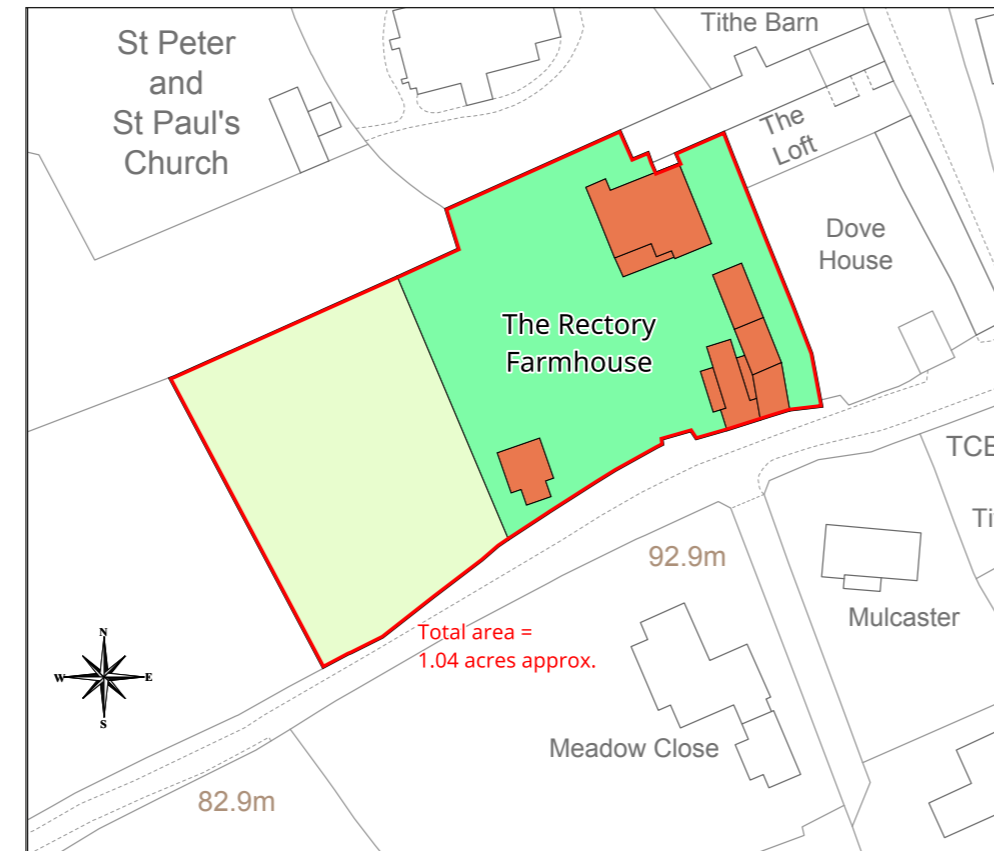
Tenure: Freehold

Council Tax: Band G

EPC: D

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area = 601 sq m / 6,478 sq ft

Ground Floor Area = 115 sq m / 2,188 sq ft

First Floor Area = 115 sq m / 1,234 sq ft

Second Floor Area = 95 sq m / 1,027 sq ft

Annex Ground Floor Area = 150 sq m / 1,615 sq ft

Annex First Floor Area = 14 sq m / 151 sq ft

Garage Ground Floor Area = 46 sq m / 494 sq ft

Garage First Floor Area = 24 sq m / 263 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
 274 Banbury Road
 Summertown
 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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. 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 May 2024. Photographs and videos dated May 2024.

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.



