



Cherry Tree House, Northmoor, Oxfordshire

A substantial, light and bright family house with beautiful views on the edge of a sought-after village within Oxford's easy reach.

Summary of accommodation

Ground floor Entrance hall | Sitting room | Study | Garden room | Kitchen/dining room
Utility | Games room | Boot room | Workshop

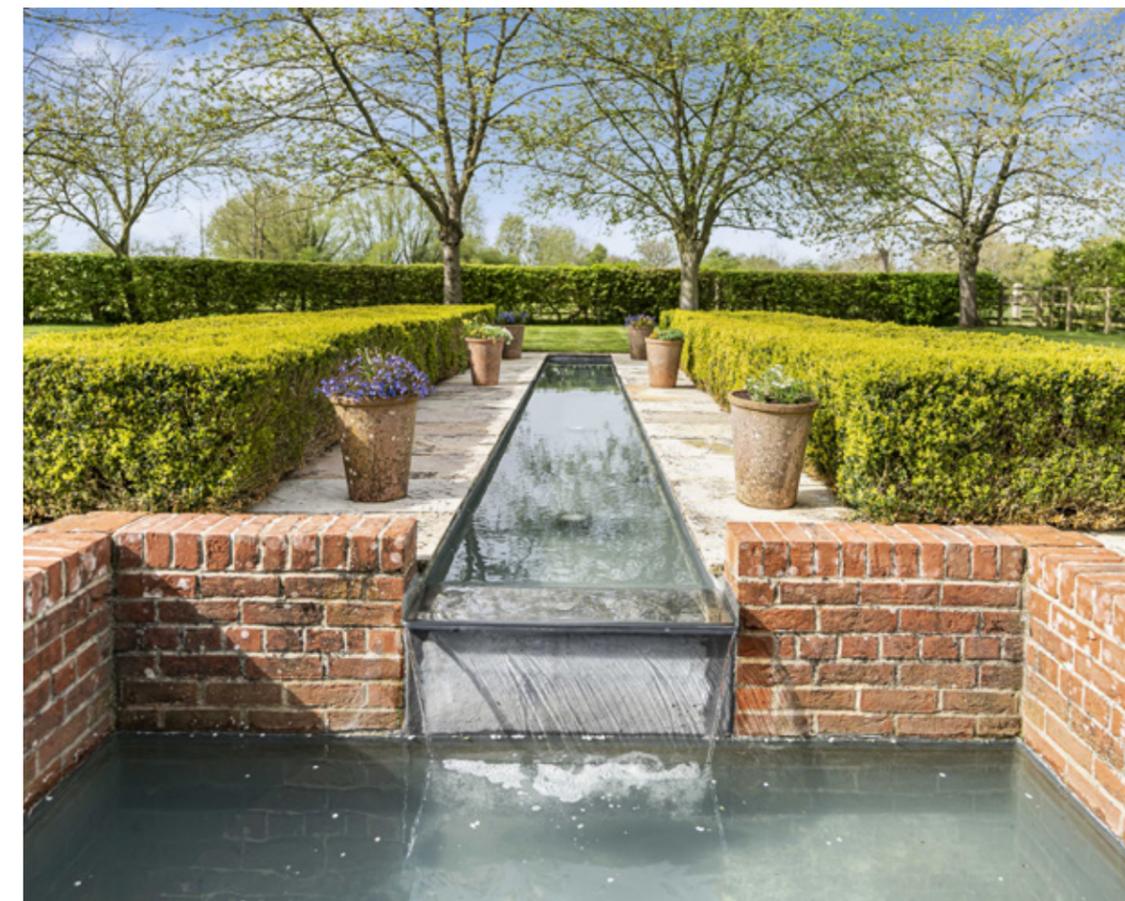
First floor Principal bedroom with en suite | Six further bedrooms | Two bathrooms

Outside Garage | Double carport | Two stables with tack room | Summer house

Distances

Witney 8.3 miles, Abingdon 9.6 miles, Didcot railway station 15.4 miles (London Paddington from 37 minutes), Oxford 16.3 miles, London 68.4 miles

(All distances and times are approximate).





Situation

The villages of Northmoor, Standlake and Stanton Harcourt provide public houses, including the well-known community pub in Northmoor, The Red Lion, a post office and a village store for everyday needs. Communications are excellent, with a regular rail service from Didcot (15.4 miles) to London Paddington, which takes about 40 minutes. All of the celebrated Abingdon and Oxford schools are within an easy drive, including St Helen and St Katherine, The Manor Preparatory School, Abingdon Prep, St Hugh's, Cokethorpe, St Edward's, Radley, the Dragon, Oxford High School and Summer Fields. At the edge of the Cotswolds, the property is also within convenient reach of Chipping Norton, Burford, Soho Farmhouse, Daylesford Organic, Estelle Manor and RH (Restoration Hardware at Aynhoe).

The Property

Cherry Tree House occupies a delightful setting down a driveway blessed with an incredible cherry blossom avenue. The house is tucked away on the edge of a popular village with a thriving community and well located for schools. Initially part of a converted farmyard, Cherry Tree House has a prominent position with beautiful views. It sits in the centre of its gardens, garaging to the side and outbuildings to the rear.

Internally, the house has light and spacious reception rooms. The accommodation and layout are incredibly versatile and work well for a family combined with parents looking to work from home. Many rooms have dual aspects, with views over the gardens or open countryside. The gardens are skillfully landscaped and compartmentalised into formal and informal areas of lawns, deep herbaceous and shrub borders, and raised beds. There is also a terrific garage, twin carport to the side, two stables, and tack room to the rear.





Property information

Services: Mains water, electricity and drainage. Oil fired central heating and fibre optic broadband.

Rights of Way: Cherry Tree House benefits from rights of way over the drive and through the old farmyard behind to additional parking to the rear of the house.

Local authority: West Oxfordshire District Council. 01993 861 000

Tenure: Freehold

EPC: D

Council Tax Band: G

What3Words: ///king.protects.connector

Viewings

By appointment through sole selling agent Knight Frank.





Approximate Gross Internal Floor Area
 Main House= 381 sq m / 4,106 sq ft
 Garage = 16 sq m / 173 sq ft
 Outbuilding = 45 sq m / 482 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.



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