

Millwood Farmhouse

Long Hanborough, Oxfordshire





A handsome period farmhouse with a period barn/former stabling in mature gardens of an acre, located in a sought-after Oxfordshire village

Oxford 8.5 miles, Long Hanborough (mainline station to London Paddington 65 minutes) 1.4 miles, Estelle Manor 2 miles, Witney 5.3 miles, Woodstock 3.2 miles, Great Tew 12.5 miles, London 68 miles
(All distances are approximate)

7	4	3

Summary of accommodation

The Property

Wine Cellar

Ground Floor: Reception Hall | Drawing Room | Sitting Room | Study | Conservatory | Kitchen/Dining Room

First Floor: 4 Bedrooms including a Principal Suite | Family bathroom

Second Floor: 3 further bedrooms, one with an ensuite


Outside


Adjacent garage and stables


Situation


Times and distances are approximate.

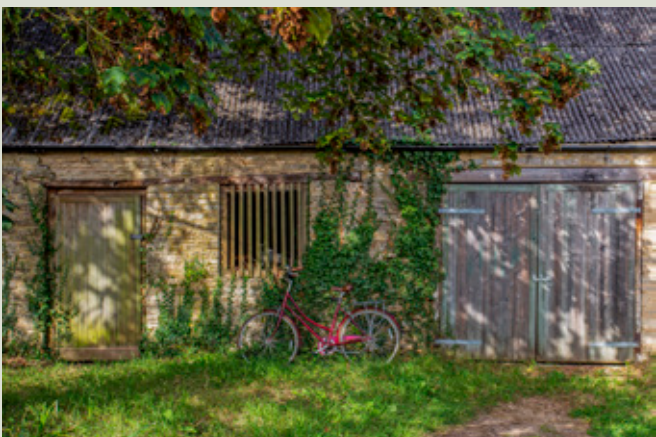
Set in an impressive landscape, Long Hanborough is a thriving West Oxfordshire village. It is located between Witney and Woodstock, with an excellent range of local amenities, including a supermarket, post office, doctor's surgery, dentist, public houses, a Church of England primary school and children's nurseries.

 Oxford, Woodstock, and Witney offer further facilities for shopping, sports and cultural activities, and a superb range of state and independent schools, including the Dragon School, Summer Fields, Magdalen College, Cokethorpe, St Hugh's, Oxford High School and Headington School, amongst others.

 Communications to the area are very good, with a railway station in the village (1.4 miles) providing access to Oxford (approx. 10 minutes) and London Paddington (approx. 65 minutes). Oxford Parkway Station is also close by and provides frequent services to London Marylebone.

 The nearby A40 and A44 provide excellent links to the west.

 At the edge of the Cotswolds, the property is close to the attractions of Blenheim Palace, a UNESCO World Heritage Site, and the acclaimed Estelle Manor. It is also within convenient reach of Chipping Norton, Burford, Soho Farmhouse, Daylesford Organic and Restoration Hardware at Aynhoe Park.



The Property

Millwood Farmhouse is an attractive and imposing farmhouse off a lane at the end of the village, on a private drive, and hidden behind a tall hedge.

The house is Grade II listed, built in the 17th century and remodelled in the 18th century, with 19th and 20th century additions. Of particular note is the generous kitchen/ dining room with doors opening on to the lovely gardens and three reception rooms off the reception hallway. The bedroom accommodation is flexible with 7 bedrooms, 3 bathrooms, and a wet room, including a principal suite.







FLOOR PLAN

Approximate Gross Internal Floor Area: 497 sq m / 5,349 sq ft

Wine Cellar: 26 sq m / 279 sq ft

Ground Floor Area: 2,555 sq m / 237 sq ft

First Floor Area: 1,351 sq m / 126 sq ft

Second Floor Area: 1,164 sq m / 108 sq ft

Garage Area: 256 sq m / 24 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.

PROPERTY INFORMATION

Gardens

The gardens of approximately an acre surround the house, cleverly landscaped over the years, and include mature areas of lawn, interesting shrub borders, numerous varieties of old roses, and many specimen trees. The spacious stables and a garage are next to the house.

Property Information

Tenure:

Freehold

EPC:

E

Council Tax:

G

Local Authority:

West Oxfordshire District Council

What3Words:

///indulgent.eager.beaker

Services:

Mains gas, electric, water and drainage. BT internet; Gigaclear is available in the village.

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

Damian Gray
01865 264851
damian.gray@knightfrank.com

knightfrank.co.uk

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: December 2024. Photographs dated: November 2024. Capture Property 01225 667287.

All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.