






FIELD HOUSE

Summertown, Oxford



GEORGIAN GRANDEUR AND MODERN LIVING IN A PRIME NORTH OXFORD LOCATION.

Field House is a beautifully presented south facing and secluded Grade II Listed Georgian villa that seamlessly combines period elegance with modern living.

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Local Authority: Oxford City Council
Council Tax band: H
Services: Mains water, electricity, gas and drainage.
EPC: Grade II Listed

LOCATION

Field House is well placed for all the amenities in north Oxford, with the local centre of Summertown nearby offering a wide range of shops and supermarkets, including an M&S Simply Food, artisan bakers and coffee shops, dentists' and doctors' surgeries. In addition, there is the Alexandra Park Tennis Courts, the Ferry Sports Centre and the Nuffield Health and Racquets Club on Woodstock Road. Also, Port Meadow is nearby, providing delightful walks along the river and meadow to Wolvercote, the Perch and Trout pubs.

North Oxford has many state and independent schools, including Lynams, the Dragon School, St Edward's, Magdalen College School, d'Overbroeks, Cherwell College, the Swan School, Summer Fields, Oxford High School, St Philip and St James' Primary School, and Wychwood School for Girls.

There are excellent communications with access to the M40, connecting to London and Birmingham, and the A34, linking to Newbury and the M4. There is a fast rail service to London Paddington in 55 minutes, and from Oxford Parkway, there are services to London Marylebone in 66 minutes. London Heathrow airport is approximately 50 minutes by car and from the coach station in Gloucester Green, there are services to London Victoria, Heathrow and Gatwick airports. London Oxford Airport is located within a ten-minute drive from which it is a 22-25 minute journey by helicopter to the London Heliport.



THE PROPERTY

Field House is a beautifully presented south facing and secluded Grade II Listed Georgian villa that seamlessly combines period elegance with modern living.

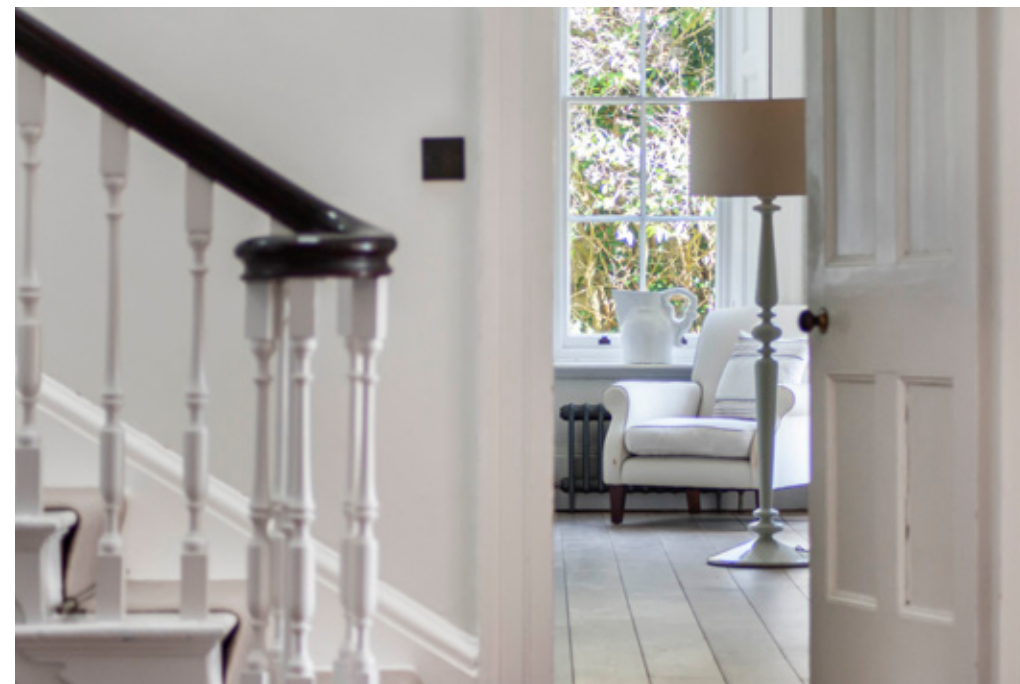
Built in 1831 for the Duke of Marlborough's gunsmith, this stunning and tranquil two-storey property, with its exquisite south-facing ashlar stone façade, grand staircase and expansive York stone terrace is accessed via a private drive and is bathed in natural light throughout from its original Georgian windows, which offer beautiful views over the terrace and garden. The home exudes charm and character, with high ceilings and many original features including working shutters and striking open fireplaces with Adam-style mantelpieces.

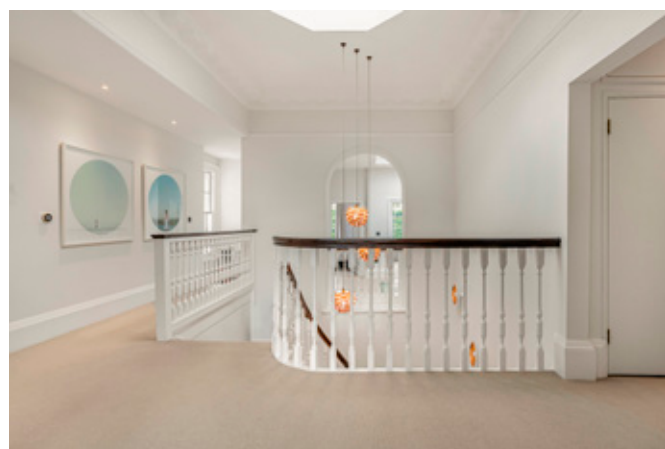
The generous proportions of the rooms allow for open, airy spaces, while the abundance of light that pours through the windows reaches to every corner of the house. The principal rooms and garden terrace face south, allowing you to enjoy the sun throughout the day, making it perfect for entertaining or relaxing both indoors and out.

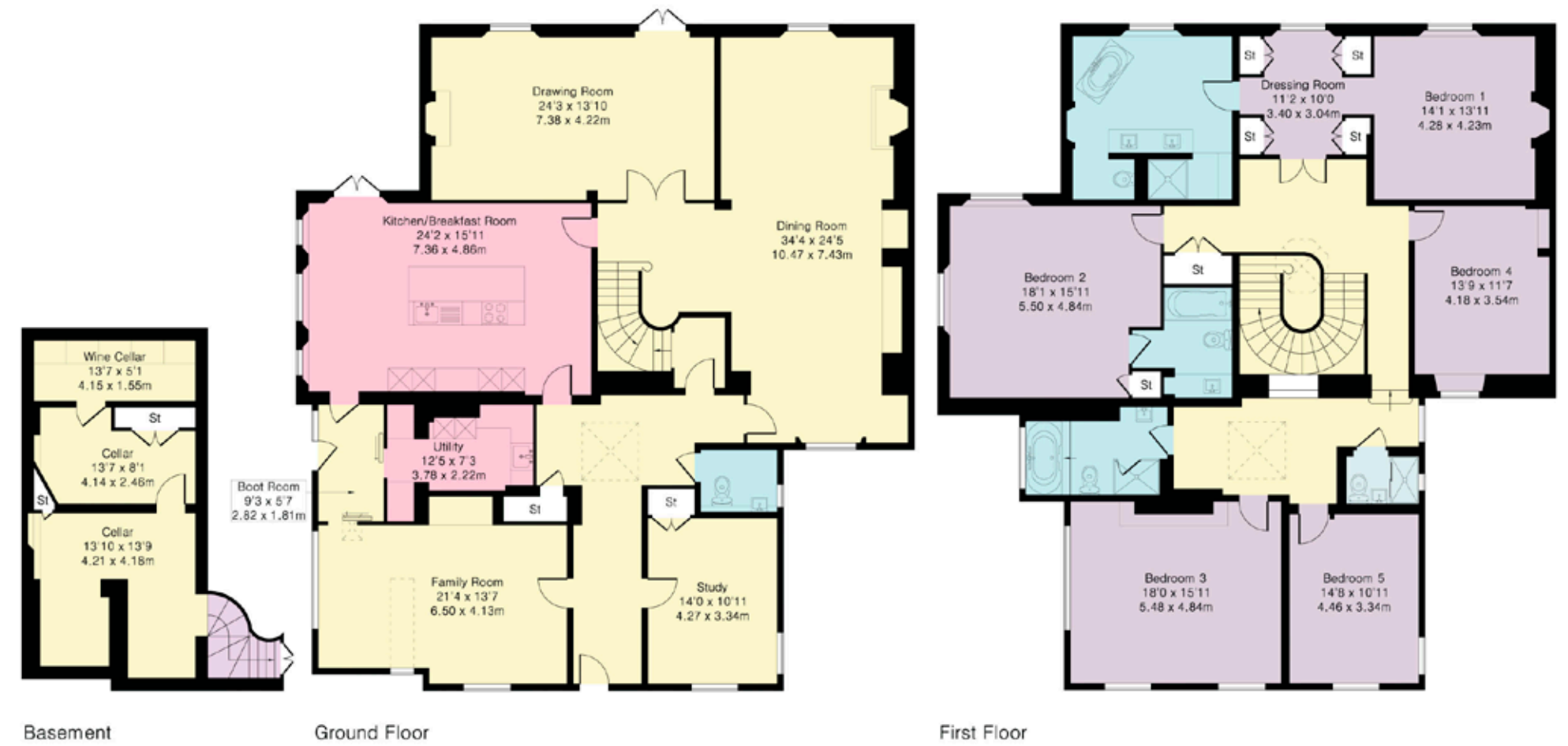
Field House offers spacious accommodation approaching 5,000 sq ft with an exceptional principal bedroom suite that includes an en suite dressing room and bathroom, four further bedrooms (one en suite), two further bathrooms and a guest cloakroom. With a seamless flow between rooms and an abundance of natural light, this house is designed for both family-living and elegant entertaining.

There's also great potential for further expansion. Field House comes with planning permission for a c.3,200 sq ft detached annexe, including basement with swimming pool, offering even more space for guests, family, or a private office. Additionally, the original 400 sq ft cellar has been approved for conversion into a modern wine cellar, adding another layer of appeal for those who love to entertain or enjoy a fine collection.

Field House offers a very rare opportunity to acquire a beautifully presented and modernised piece of Oxford's history.







Approximate Gross Internal Area
 Basement = 35 sq m / 380 sq ft
 Ground Floor = 215 sq m / 2,314 sq ft
 First Floor = 190 sq m / 2,045 sq ft
 Total = 440 sq m / 4,739 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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