



COLLEGE FARMHOUSE

BAMPTON, OXFORDSHIRE

A substantial Grade II Listed farmhouse, with gardens, parking and driveway, in all approximately 0.56 acres, within walking distance of Bampton

Ground Floor: Reception hall • Kitchen/breakfast/dining room • Drawing room • Sitting room • Cloakroom
Reception room • Office • Utility/boiler Room • Store room • Conservatory

First Floor: Principal Bedroom with dressing area, adjoining bath and shower room • Bedroom two and three with adjoining bathrooms • Separate Games room

Second Floor: Three bedrooms • Two Bathrooms

Outside: Driveway • Rear garden • Patio terraces

Butler Sherborn

Butler Sherborn

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T 01993 822325

E katy@butlersherborn.co.uk

www.butlersherborn.co.uk

Knight Frank

Knight Frank

274 Banbury Road, Summertown, Oxford, OX2 7DY

T 01865 790 077

E harry.sheppard@knightfrank.com

www.knightfrank.com



DESCRIPTION

Dating back to the 17th Century, College Farmhouse is a residence steeped in history, showcasing a wealth of original features, including exposed beams, flagstone flooring, and distinctive mullion windows. Nestled privately behind period stone walls, this exceptional property combines timeless character with contemporary living.

The flexible accommodation is complemented by a striking modern wing, designed to offer impressive height and open space, ideal for modern family life. This blend of classic and contemporary creates the perfect setting for entertaining and comfortable living alike. College Farmhouse offers remarkable flexibility, with one side of the ground floor having the potential to serve as a self-contained annex, ideal for extended family or additional guests. Currently, this space is utilized as an impressive office and gym, showcasing its adaptability to suit various needs.

The upper floors feature seven generously proportioned bedrooms and five well-appointed bathrooms arranged across the first and second floors, providing exceptional accommodation for large families. This thoughtful layout ensures the property remains a well-balanced period home, perfectly blending historic charm with modern convenience.

OUTSIDE

Accessed via electric gates to the side, the property opens onto a gravelled driveway that ensures both privacy and convenience. The rear garden, spanning approximately 0.56 acres, is primarily laid to lawn, ideal for families to enjoy and overlooked by the main kitchen/breakfast/dining room. Thoughtfully designed, it features patio terraces perfect for entertaining, a charming water feature, and stone pathways that elegantly surround the property.





SITUATION & AMENITIES

Bampton is an increasingly popular town due to its excellent range of local amenities, cafes, coffee shops, public houses, medical surgery, library, primary school, together with a fine Parish Church. Extensive and varied shopping and leisure facilities are available in the nearby market towns of Faringdon and Witney, whilst the City of Oxford provides the main shopping and cultural centre for the area. There is excellent schooling in the area including Hatherop Castle and St. Hugh's in Carswell, as well as The Dragon School in Oxford.

SERVICES

Mains water, electricity Gas and drainage. Fibre Broadband. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

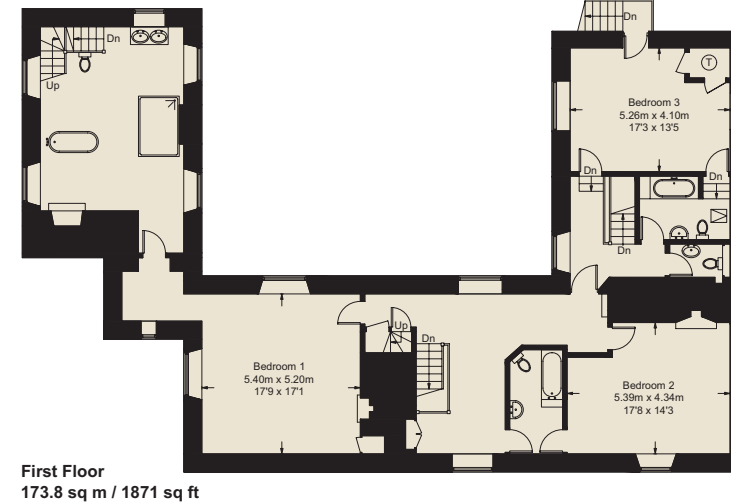
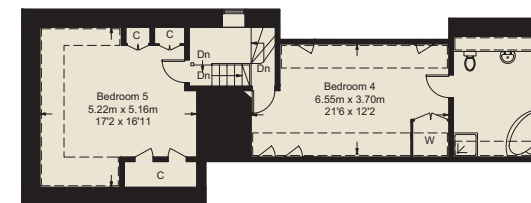
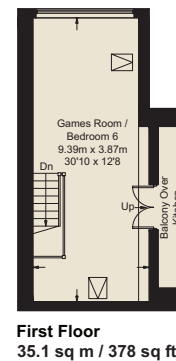
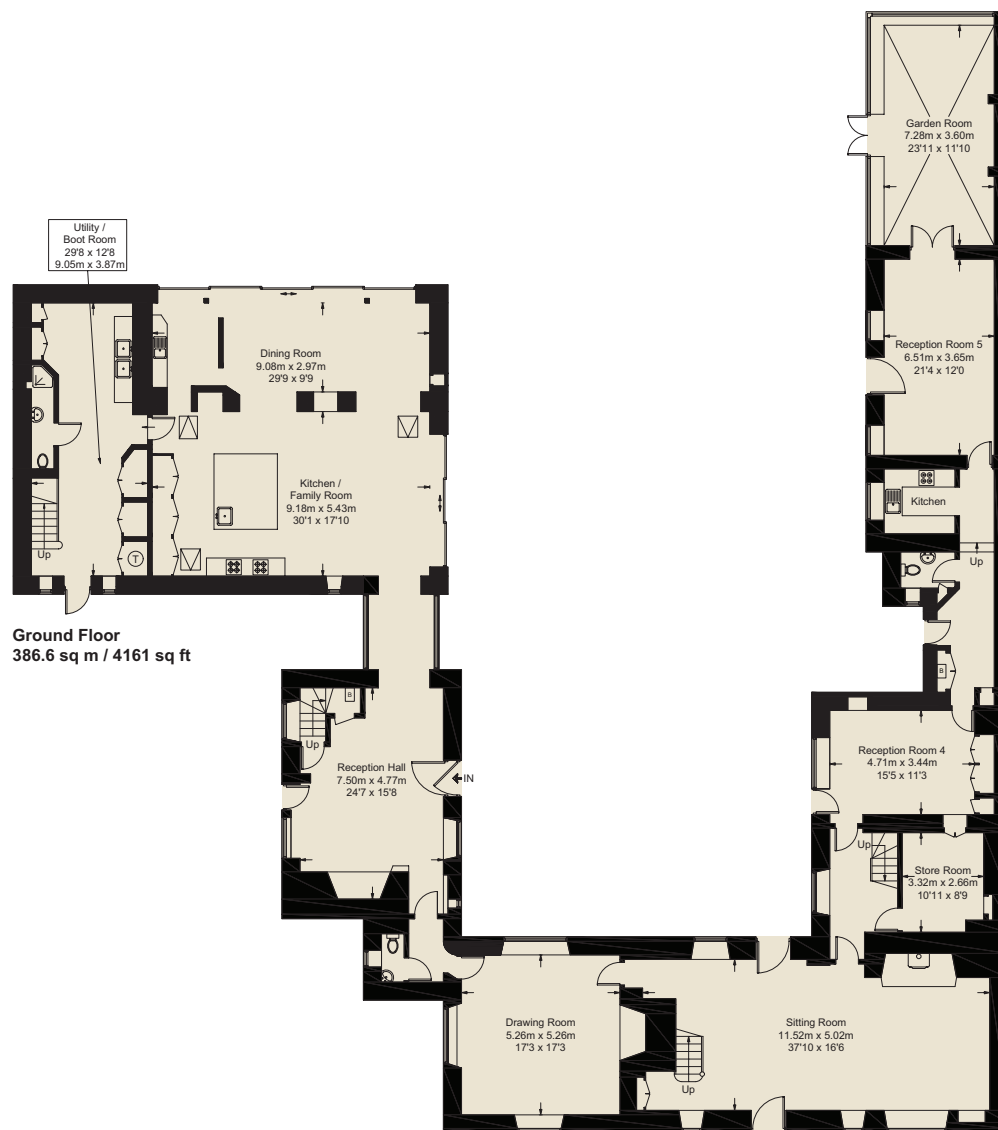
West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk


COUNCIL TAX: Band H

VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E katy@butlersherborn.co.uk





 = Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area = 695.2 sq m / 7483 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1153837)

DIRECTIONS (Postcode OX18 2HG)

From Burford take the A40 in the direction of Oxford. After 1.9 miles turn right, signposted Brize Norton. Follow this road and at the staggered crossroads proceed straight across into Brize Norton village. Turn right at the T-junction towards Bampton and Carterton and proceed over the mini roundabout towards Bampton on the A4095 for approximately 3 miles. On entering Bampton, cross over the mini roundabout into Bridge Street. After 0.3 miles turn left into Weald Street. College Farmhouse can be found on the left hand side.

what3words: ///themes.image.commuting



Pubs

Fleur De Lys, Bampton 0.4 miles
The Double Red Duke, Clanfield 1.9 miles



Schools

Bampton CE Primary School 0.9 miles
St Hugh's School 5.3 miles



Train station

Oxford parkway 17 miles
Didcot 21 miles



Members Clubs

Estelle Manor 13 miles
Daylesford Organic 19 miles
Soho Farmhouse 21 miles

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